



**Meeting Agenda
Plat Committee**

Monday, November 17, 2025

6:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID: 907 714 2200

ZOOM MEETING DETAILS

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>

Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247

Zoom Meeting ID: 907 714 2200

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible.

The hearing procedure for the Plat Committee public hearings are as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for petitioner's presentation given by Petitioner(s) / Applicant (s) or their representative – 10 minutes
- 3) Public testimony on the issue. – 5 minutes per person
- 4) After testimony is completed, the Planning Commission may follow with questions. A person may only testify once on an issue unless questioned by the Planning Commission.
- 5) Staff may respond to any testimony given and the Commission may ask staff questions.
- 6) Rebuttal by the Petitioner(s) / Applicant(s) to rebut evidence or provide clarification but should not present new testimony or evidence.
- 7) The Chair closes the hearing and no further public comment will be heard.
- 8) The Chair entertains a motion and the Commission deliberates and makes a decision.

All those wishing to testify must wait for recognition by the Chair. Each person that testifies must write his or her name and mailing address on the sign-in sheet located by the microphone provided for public comment. They must begin by stating their name and address for the record at the microphone. All questions will be directed to the Chair. Testimony must be kept to the subject at hand and shall not deal with personalities. Decorum must be maintained at all times and all testifiers shall be treated with respect.

A. CALL TO ORDER

B. ROLL CALL**C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES**

All items marked with an asterisk () are consent agenda items. Consent agenda items are considered routine and noncontroversial by the Plat Committee and may be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner removes the item from the consent agenda. The removed item will then be considered in its normal sequence on the regular agenda. If you wish to comment on a consent agenda item, please advise the recording secretary before the meeting begins, and she will inform the Chair of your wish to comment.*

1. Agenda
2. Member / Alternate Excused Absences
3. Minutes

[KPB-7283](#) October 27, 2025 Plat Committee Meeting Minutes

Attachments: [C3. 102725 Plat Committee Meeting Minutes](#)

4. Grouped Plats

[KPB-7284](#) 11/17/25 Grouped Plats Staff Report
E4. Gateway Subdivision 2025 Addition; KPB File 2025-155
E5. Hope Lake Subdivision 2025 Addition; KPB File 2025-157

Attachments: [C4. 111725 Grouped Plats Staff Report](#)

D. OLD BUSINESS

1. [KPB-7285](#) Fields-Brown Subdivision; KPB 2025-113
Peninsula Surveying / Fields
Location: Scout Lake Loop Road & Fields Road
Sterling Area

Attachments: [D1. Fields-Brown Subdivision Packet](#)

E. NEW BUSINESS

1. [KPB-7286](#) Peterson Forest Subdivision Bella Addition; KPB File 2025-033
Segesser Surveys / Bella Haven Trust
Location: Rustic Avenue Off Gaswell Road
Kalifornsky Area

Attachments: [E1. Peterson Forest Sub Bella Addn Packet](#)
[PHN_Peterson Forest Sub Bella Addn](#)

2. [KPB-7287](#) Timberline Rush Patch Replat - POSTPONED
 KPB File 2025-162
 Mullikin Surveys / Rush, Patch
 Location: East End Road & Cannonball Circle
 Fritz Creek Area

 Attachments: [E2. Timberline Rush Patch Replat](#)
 [PHN Timberline Rush Patch Replat](#)
3. [KPB-7288](#) Sanders Estates; KPB File 2025-163
 Peninsula Surveying / Sanders
 Location: Sterling Highway, Kensington Avenue & Tim Avenue
 Happy Valley Area

 Attachments: [PHN Sanders Estates](#)
 [E3. Sander Estates Packet](#)
4. [KPB-7289](#) Gateway Subdivision 2025 Addition; KPB File 2025-155
 Johnson Surveying / Seward Futures, LLC
 Location: Olympia Road & Phoenix Road
 City of Seward

 Attachments: [E4. Gateway Sub 2025 Addn Packet](#)
 [PHN Gateway Sub 2025 Addn](#)
5. [KPB-7290](#) Hope Lake Subdivision 2025 Addition; KPB File 2025-157
 Johnson Surveys / Kime
 Location: Gruber Road, Swanson Drive & J Street
 Kalifornsky Area

 Attachments: [E5. Hope Lake Sub 2025 Addn Packet](#)
 [PHN Hope Lake Sub 2025 Addn](#)
6. [KPB-7291](#) Dayton Subdivision 2026 Addition; KPB File 2025-158
 Edge Survey & Design / Bates, Bradley
 Location: Glacier Avenue W. & Blexes Avenue
 Sterling Area

 Attachments: [E6. Dayton Sub 2026 Addn Packet](#)
 [PHN Dayton Sub 2026 Addn](#)

7. [KPB-7292](#) Kelly Acres Radtke Addition; KPB File 2025-159
 Edge Survey & Design / Radtke
 Location: Adkins Road & Bunno Road
 Sterling Area

Attachments: [E7. Kelly Acres Radtke Addn Packet](#)
 [PHN_Kelly Acres Radtke Addn](#)

F. PUBLIC COMMENT

(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)

G. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING

The next regularly scheduled Plat Committee meeting will be held Monday, December 8, 2025 in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 7:30 p.m.

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215

Phone: toll free within the Borough 1-800-478-4441, extension 2215

e-mail address: planning@kpb.us

website: <http://www.kpb.us/planning-dept/planning-home>

Written comments will be accepted until 1:00 p.m. on the last business day (usually a Friday) before the day of the Plat Committee meeting in which the item is being heard. If voluminous information and materials are submitted staff may request seven copies be submitted. Maps, graphics, photographs, and typewritten information that is submitted at the meeting must be limited to 10 pages. Seven copies should be given to the recording secretary to provide the information to each Committee member. If using large format visual aids (i.e. poster, large-scale maps, etc.) please provide a small copy (8 ½ x 11) or digital file for the recording secretary. Audio, videos, and movies are not allowed as testimony. If testimony is given by reading a prepared statement, please provide a copy of that statement to the recording secretary.

An interested party may request that the Planning Commission review a decision of the Plat Committee by filing a written request within 10 days of the written notice of decision in accordance with KPB 2.40.080.

C. CONSENT AGENDA

***3. Minutes**

a. October 27, 2025 Plat Committee Meeting Minutes

Kenai Peninsula Borough

Plat Committee

Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

October 27, 2025
7:00 PM
UNAPPROVED MINUTES

A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 7:00p.m.

B. ROLL CALL

Plat Committee Members/Alternates

Karina England, City of Seward

Pamela Gillham, Kalifornsky/Kasilof District

Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District

Franco Venuti, City of Homer

Paul Whitney, City of Soldotna

Staff Present

Vince Piagentini, Platting Manager

Jenny Robertson, LMD Administrative Assistant

Ann Shirnberg, Planning Administrative Assistant

With 5 members in attendance, a quorum was present.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

*3. Approval of Minutes

a. October 13, 2025 Plat Committee Meeting Minutes

- *4. Grouped Plats: The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The grouped plats on the consent agenda are as follows:

- E1. Fleming Giles Estates Lunoe 2025 Replat; KPB File 2025-133
- E2. Valhalla Heights Sub. Thomsen Replat; KPB File 2025-129
- E3. Trust Land Survey 2025-06 Jasper Sub.; KPB File 2025-134
- E4. Sholin Subdivision 2025 Replat; KPB File 2025-148
- E5. Virginia Lyn 2025 Replat; KPB File 2025-062

Chair Gillham asked if anyone from the public wished to speak to any of the items under the consent agenda. Hearing no one wishing to comment discussion was opened among the commission.

MOTION: Commissioner Whitney moved, seconded by Commissioner England to approve the agenda, the minutes from the October 13, 2025 Plat Committee and grouped plats based on staff recommendations and compliance to borough code, adopting and incorporating by reference the staff reports and staff recommendations.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	England, Gillham, Morgan, Whitney, Venuti
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D. UNFINISHED BUSINESS**ITEM #1 - PRELIMINARY PLAT
APACHE ACRES PART NINE**

KPB File No.	2024-123
Plat Committee Meeting:	October 27, 2025
Applicant / Owner:	John Robert Stevens
Surveyor:	Jerry Johnson – Johnson Surveying
General Location:	Funny River Area / Funny River APC
Parent Parcel No.:	066-280-22
Legal Description:	T05N, R08W, SEC 18, S.M., THAT PORTION OF THE NORTHE 440 FEET OF GOV LOT 6 LYING EAST OF SARA STREE, EXCEPT APACHE ACRES SUB PART
Assessing Use:	Residential Dwelling
Zoning:	Unrestricted
Exception:	20.60.150(B) Utility Easement (Note to be shown, Limited Area)

Staff report given by Platting Vince Piagentini.

Chair Gillham opened the item for public comment.

Jerry Johnson, Johnson Surveying; P.O. Box 27, Clam Gulch, AK 99568: Mr. Johnson was the surveyor for this project and made himself available for questions.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

EXCEPTION REQUEST: Commissioner Whitney moved, seconded by Commissioner England to grant the exception to KPB 20.60.150(B) Utility Easement (note to be shown-limited area) citing findings 1 – 7 in support of standard one, findings 1 – 4, 6 & 7 in support of standard two and findings 2, 3 & 6 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	England, Gillham, Morgan, Venuti, Whitney
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E. NEW BUSINESS**ITEM #1 - PRELIMINARY PLAT
FLEMING GILES ESTATES LUNOE 2025 REPLAT**

KPB File No.	2025-133
Plat Committee Meeting:	October 27, 2025
Applicant / Owner:	Peter & Svea Lunoe
Surveyor:	Katie Kirsis, Seabright Survey & Design, LLC
General Location:	Spring St., Spruce St. & Vista Ave. / City of Seldovia
Parent Parcel No.:	192-130-13 & 192-130-16
Legal Description:	192-130-13: T 8S R 14W SEC 31 S.M SL 0940002 FLEMING GILES ESTATES SUB AMENDED LOT 7 & 192-130-16: T 8S R 14W SEC 31 S.M. SL 0960001 FLEMING GILES ESTATES NO 2 LOT 8A
Assessing Use:	Residential Improved Land
Zoning:	City of Seldovia Residential General
Water / Wastewater	City
Exception Request	None

PASSED BY CONSENT AGENDA

**ITEM #2 - PRELIMINARY PLAT
VALHALLA HEIGHTS SUBDIVISION THOMSEN REPLAT**

KPB File No.	2025-129
Plat Committee Meeting:	October 27, 2025
Applicant / Owner:	Craig W. Thomsen
Surveyor:	Jason Young, Edge Survey & Design LLC
General Location:	Standard Drive & Phillips Drive / City of Kenai
Parent Parcel No.:	049-210-16; 049-210-17; 049-210-18; 049-220-03
Legal Description:	T 5N R 10W SEC 6 SEWARD MERIDIAN KN 0001568 VALHALLA HEIGHTS SUB PART 3 LOTS 8, 9, 27 & 28 BLK 7
Assessing Use:	049-210-16: Residential Improved Land 049-210-17 & 049-210-18: Residential Vacant 049-220-03: Residential Dwelling
Zoning:	City of Kenai Rural Residential
Water / Wastewater	On-Site
Exception Request	None

PASSED BY CONSENT AGENDA

**ITEM #3 - PRELIMINARY PLAT
TRUST LAND SURVEY 2025-06 JASPER SUBDIVISION**

KPB File No.	2025-134
Plat Committee Meeting:	October 27, 2025
Applicant / Owner:	Alaska Mental Health Trust Authority
Surveyor:	Buku Saliz, Fixed Height LLC
General Location:	Nikiski Area / Nikiski APC
Parent Parcel No.:	013-100-18 (A portion of)
Legal Description:	T 7N R 11W SEC 19 SEWARD MERIDIAN KN GL 1
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

PASSED BY CONSENT AGENDA

**ITEM #4 - PRELIMINARY PLAT
SHOLIN SUBDIVISION**

KPB File No.	2025-148
Plat Committee Meeting:	October 27, 2025
Applicant / Owner:	Bruce E and Karen B Vadla
Surveyor:	Jason Schollenberg, Peninsula Surveying LLC
General Location:	W. Riverview Ave. & S. Sterling St. / City of Soldotna
Parent Parcel No.:	060-150-22 & 060-150-23
Legal Description:	T 5N R 10W SEC 31 SEWARD MERIDIAN KN 0790185 SHOLIN SUB A REPLAT OF RIVER VIEW SUB AMENDED LOT H & RIVERHEIGHTS SUB AMENDED LOT 75 LOT 75-A AND LOT H-4
Assessing Use:	Residential
Zoning:	City of Soldotna
Water / Wastewater	City / Onsite
Exception Request	None

PASSED BY CONSENT AGENDA

**ITEM #5 - PRELIMINARY PLAT
VIRGINIA LYN 2025 REPLAT**

KPB File No.	2025-062
Plat Committee Meeting:	October 27, 2025
Applicant / Owner:	Mustard Seed iTrust
Surveyor:	Christopher Mullikin / Mullikin Surveys
General Location:	Virginalyn Way off Mattox Road / City of Homer
Parent Parcel No.:	179-133-05 & 179-133-06
Legal Description:	T 6S, R 13W, SEC 21, SEWARD MERIDIAN, HOMER RECORDING DISTRICT, PLAT 61-256, VIRGINIA LYN SUBDIVISION, LOTS 53 & 54
Assessing Use:	Residential Dwellings
Zoning:	City of Homer
Water / Wastewater	City
Exception Request	None Requested

PASSED BY CONSENT AGENDA

**ITEM #6 - PRELIMINARY PLAT
PIONEER VISTAS UNIT NO 6 YOUNG SUBDIVISION**

KPB File No.	2025-135
Plat Committee Meeting:	October 27, 2025
Applicant / Owner:	Thomas M. Young, Sonja Martin Young & Sonja M. Martin-Young
Surveyor:	Christopher Mullikin, Mullikin Surveys LLC
General Location:	Herndon Drive & Svedlund Street / City of Homer
Parent Parcel No.:	177-191-18 & 177-070-17
Legal Description:	177-070-17: T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0820060 PIONEER VISTAS SUB UNIT NO 6 TRACT 4 177-191-18: T 6S R 13W SEC 20 SEWARD MERIDIAN HM PTN NW1/4 NW1/4 BEGINNING @NE CORNER OF LT 1 TR A NILS O SVEDLUND SUB OR 456.1 FT N OF NW1/16 CORNER SEC 20; TH N0 DEG 3'W 15 FT; TH N89 DEG 57'30"W 180 FT; TH S0 DEG 3'E 62.5 FT; TH N75 DEG 15'E 186.2 FT TO POB

Staff report given by Platting Manager Vince Piagentini. Upon review of the submittal legal descriptions, and right-of-way information, staff has determined that further review of the plat and associated public use easement is required by the City of Homer prior to consideration by the Kenai Peninsula Borough Planning Commission. Staff has postponed the item until such review is completed.

Chair Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed. No action was required by the committee.

G. ADJOURNMENT

Commissioner Whitney moved to adjourn the meeting at 7:11 P.M.

Ann E. Shirnberg
Administrative Assistant

C. CONSENT AGENDA

***4. Grouped Plats Staff Report**



November 17, 2025

Plat Committee

Betty J. Glick Assembly Chambers
George A. Navarre Kenai Peninsula
Borough Administration Building and Through

Jeremy Brantley, Chair
Sterling/Funny River
Term Expires 2027

Pamela Gillham, Vice Chair
Kalifornsky / Kaslof District
Term Expires 2026

Virginia Morgan
Cooper Landing / Hope
Eastern Peninsula District
Term Expires 2025

Diane Fikes
City of Kenai
Term Expires 2025

Paul Whitney
City of Soldotna
Term Expires 2027

Franco Venuti
City of Homer
Term Expires 2025

Karina England
City of Seward
Term Expires 2026

Jeffrey Epperheimer
Nikiski District
Term Expires 2026

Dawson Slaughter
South Peninsula District
Term Expires 2025

Staff has grouped the following plats located under **AGENDA ITEM C4 – Grouped Plats (AGENDA ITEM F - FINAL PLATS WILL NEED SEPARATE REVIEW)**. They are grouped as:

- A. The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The group plats on the consent agenda are as follows – 4 Plats

E4. Gateway Subdivision 2025 Addition; KPB File 2025-155

E5. Hope Lake Subdivision 2025 Addition; KPB File 2025-157

Staff recommends the committee determine whether any members of the public, surveyors or committee members wish to speak to any of the plats in this **group (A)** and remove the specific plats from the group, voting on the remainder of plats in the group in a single action to grant preliminary approval to the plats subject to staff recommendations and the conditions noted in the individual staff reports.

- B. Plats needing specific actions or controversial - (public comments received, major staff concerns, exceptions required) – 4 Plats

D1. Fields-Brown Subdivision; KPB File 2025-113

E1. Peterson Forest Subdivision Bella Addition; KPB File 2025-033

E3. Sanders Estates; KPB File 2025-163

E6. Dayton Subdivision 2026 Addition: KPB File 2025-158

E7. Kelly Acres Radtke Addition; KPB File 2025-159

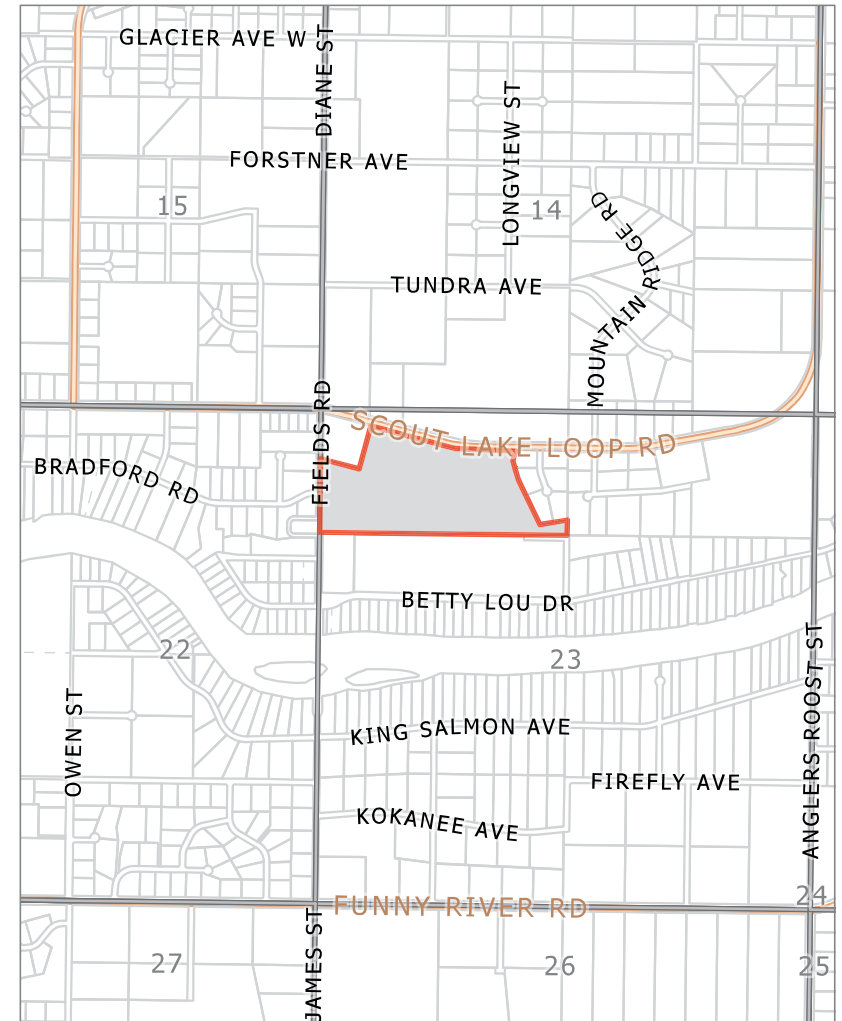
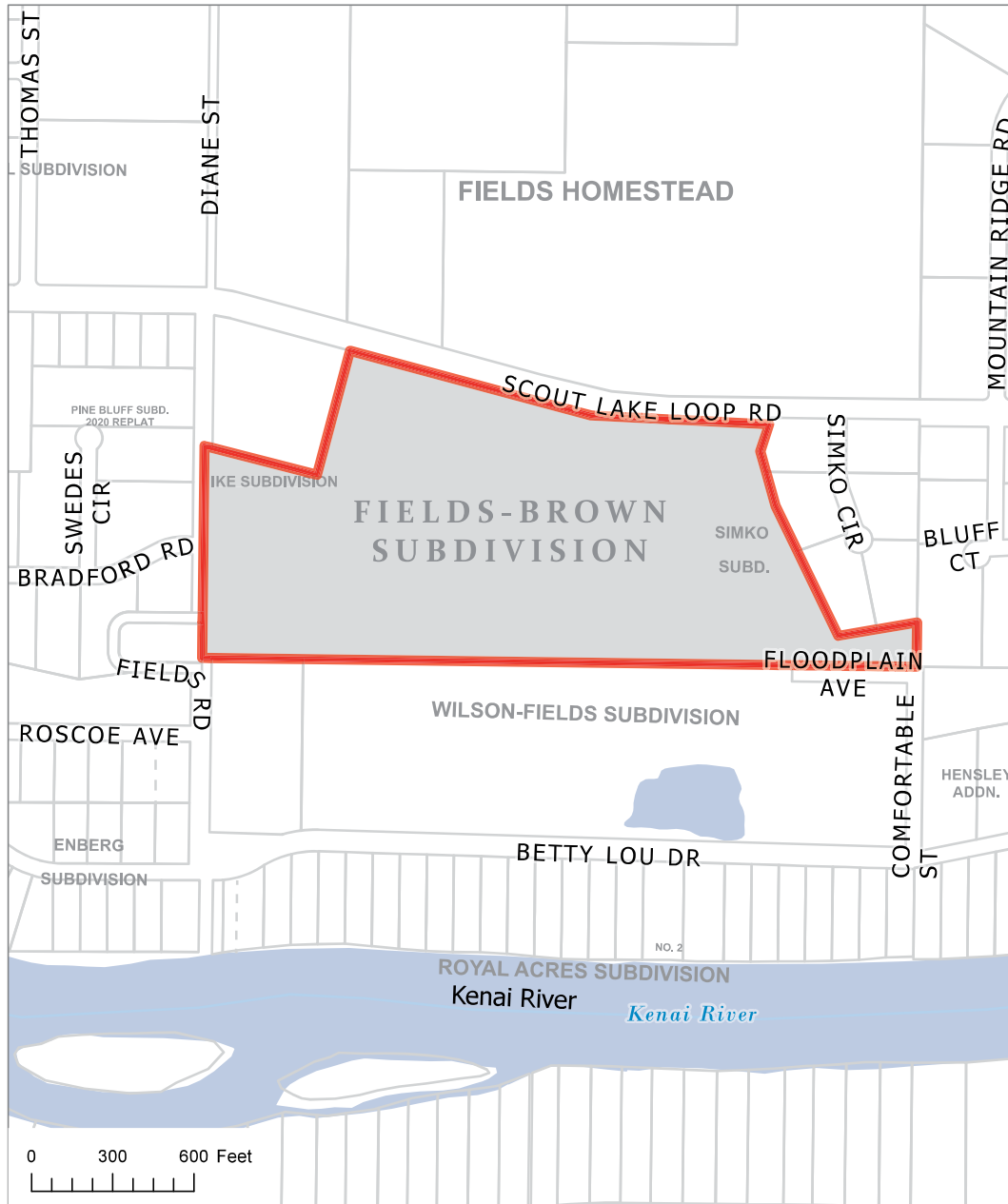
D. UNFINISHED BUSINESS

1. Fields-Brown Subdivision; KPB 2025-113

Peninsula Surveying / Fields

Location: Scout Lake Loop Road & Fields Road

Sterling Area

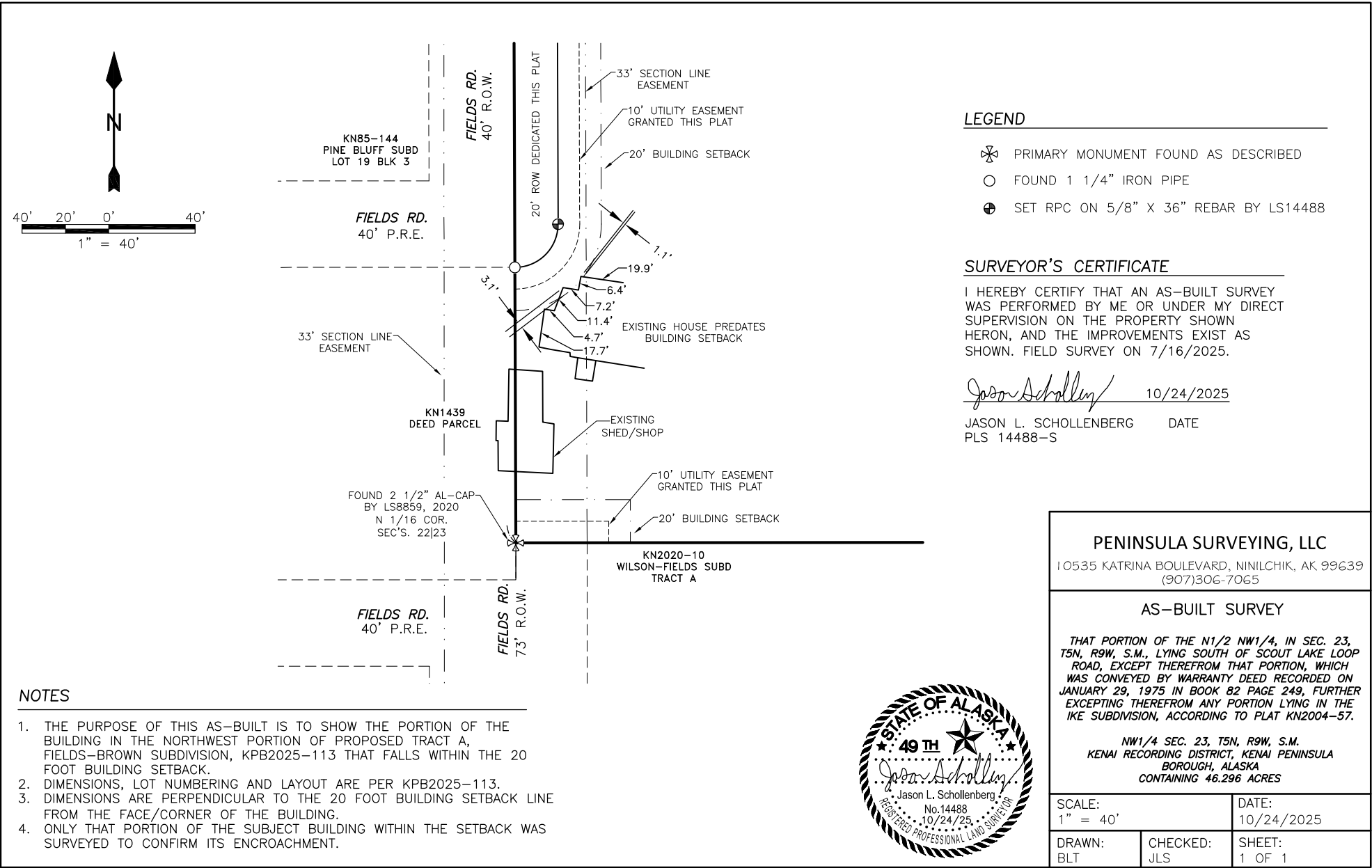


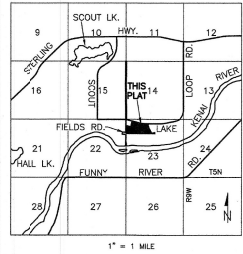
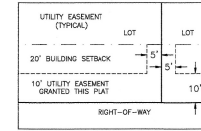
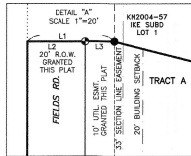
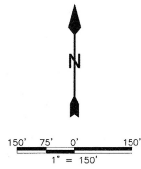
KPB File 2025-113
T 05N R 09W S23
Sterling



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

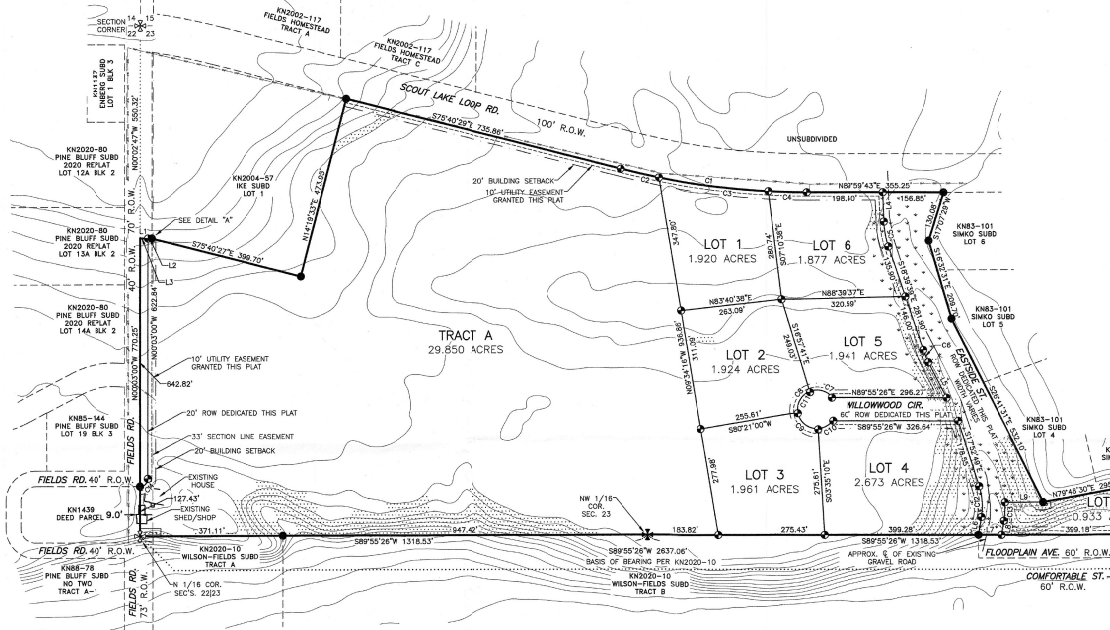
KPB 2025-113 As-Built





NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10' OF ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
3. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
6. SUBJECT TO A ROAD RESERVATION OF 33 FEET ALONG EACH SIDE OF THE SECTION LINE AS CREATED BY 43 U.S.C. 932.
7. SUBJECT TO A RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR USES THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES, AS DISCLOSED BY PUBLIC LAND ORDER NO. 601, DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 10, 1959; PUBLIC LAND ORDER NO. 1613, DATED APRIL 7, 1958; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2665, DATED OCTOBER 16, 1951, AMENDMENT NO. 1 THERETO, DATED JULY 17, 1952 AND AMENDMENT NO. 2 THERETO, DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER.
8. SUBJECT TO A GENERAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY PER BOOK 5, PAGE 100, KENAI RECORDING DISTRICT, RECORDED ON DECEMBER 11, 1959, WITH NO DEFINITE LOCATION DISCLOSED.
9. SUBJECT TO A PRIVATE NON-EXCLUSIVE EASEMENT GRANTED TO SEMCO ENERGY, INC., FORMERLY ENSTAR NATURAL GAS COMPANY, A DIVISION OF SEMCO, TO INSTALL AND SURVEY A NATURAL GAS PIPELINE WITHIN SECTION 23 AND 24, T5N, R5W, S4M, PER INSTRUMENT SERIAL NUMBER 2023-020836-0, RECORDED APRIL 25, 2023, KENAI RECORDING DISTRICT.
11. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. SEE UPDATED FEMA FIRM PANEL 02122C-0290F, EFFECTIVE 2/28/2025 FOR INFORMATION ON FLOODPLAIN ZONES X-1.
12. THE CENTERLINE OF SCOUT LAKE ROAD WAS AS-BUILT AND DIMENSIONED PER KN2002-117 AND WILL BE HELD BASED ON FIELD SURVEY VERIFICATION.
13. KPB GIS SHOWS NO ANAEROBIC WATERS.
14. CONTOUR ARE 5 FOOT INTERVALS EXPORTED FROM KPB GIS DATA.
15. DIMENSIONS SHOWN ARE BEST FIT FROM REFERENCE PLATS AND ARE TO BE UPDATED FOLLOWING FIELD SURVEY.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE PUBLIC SHOWN.

CHRISTOPHER J. BROWN, ATTORNEY-IN-FACT FOR
IKE S. FIELDS
36764 FIELDS RD.
STERLING, AK 99672

NOTARY ACKNOWLEDGMENT

FOR:
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025

NOTARY PUBLIC FOR:
MY COMMISSION EXPIRES: _____

WASTEWATER DISPOSAL

TBD
TRACT A: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.04C.

BOROUGH OFFICIAL _____ DATE _____

KPB FILE NUMBER: 2025-XXXX

PENINSULA SURVEYING, LLC 10535 KATRINA BOULEVARD, NINILCHIK, AK 99639 (907)306-7065	
PLAT OF FIELDS-BROWN SUBDIVISION	
A SUBDIVISION OF THAT PORTION OF THE N1/2, NW1/4, N SEC. 23, T5N, R5W, S4M, LYING SOUTH OF SCOUT LAKE LOOP ROAD, EXCEPT THEREFROM THAT PORTION WHICH WAS CONVEYED BY WARRANTY DEED RECORDED ON JANUARY 28, 1975 IN BOOK 6 OF PAGE 248, FURTHER EXCEPTING THEREFROM ANY PORTION LYING IN THE ICE SUBDIVISION, ACCORDING TO PLAT KN2004-57, LOCATED WITHIN NW1/4 SEC. 23, T5N, R5W, S4M, KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA CONTAINING 46.298 ACRES	
OWNERS: IKE S. FIELDS 36764 FIELDS RD. STERLING, AK 99672	
SCALE: 1" = 150'	DATE: JULY 30, 2025
DRAWN: BLT	CHECKED: JLS
SHEET: 1 OF 1	



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	487.81'	1950.00'	014°19'59"	S82°50'27"E	486.54'
C2	102.28'	1950.00'	003°00'20"	S77°10'37"E	102.28'
C3	286.70'	1950.00'	008°25'26"	S82°53'30"E	286.44'
C4	98.83'	1950.00'	002°54'13"	S88°33'20"E	98.81'
C7	65.65'	50.00'	075°14'03"	S74°33'47"W	61.04'
C8	67.61'	50.00'	077°28'11"	S29°05'05"W	62.57'
C9	73.25'	50.00'	083°56'09"	S51°37'05"E	66.87'
C10	43.30'	50.00'	049°37'13"	S61°36'14"E	41.96'
C11	249.81'	50.00'	286°15'37"	S00°04'34"E	60.00'
C12	79.90'	170.00'	026°55'39"	S04°07'58"E	79.16'
C13	47.78'	230.00'	011°54'05"	S03°22'48"E	47.69'
C14	31.40'	20.00'	089°57'29"	S44°58'16"E	25.27'

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00'	N89°57'00"E
L2	10.00'	N89°57'00"E
L3	20.00'	N89°57'00"E
L6	46.66'	S09°19'51"W
L7	60.82'	S89°55'26"W
L8	36.72'	N09°19'51"E
L9	98.63'	N89°47'18"E

LEGEND

- RECORD PRIMARY MONUMENT
- PRIMARY MONUMENT TO SET
- RECORD SECONDARY MONUMENT
- TO SET RPC ON 5/8" X 3/8" REBAR BY LS14488
- (R1) RECORD DATA PER KN2020-10
- (R2) RECORD DATA PER KN2002-117
- (R3) RECORD DATA PER KN2004-57
- (R4) RECORD DATA PER KN83-101
- RIVERINE WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING
- APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA

KPB 2025-113

AGENDA ITEM E. NEW BUSINESS

**ITEM #8 - PRELIMINARY PLAT
SUBDIVISION NAME**

KPB File No.	2025-113
Plat Committee Meeting:	November 17, 2025
Applicant / Owner:	Ike S. Fields of Sterling, Alaska
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Scout Lake Loop Road, Fields Road, Floodplain Avenue

Parent Parcel No.:	063-830-08
Legal Description:	T 5N R 9W Sec 23 Seward Meridian KN That Portion Of N1/2 NW1/4 Lying South Of Scout Lake Loop Road Excluding That Parcel As Per Wd 82 @ 249 & Excluding Ike Sub
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.240

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 46.5-acre parcel into eight parcels ranging in size from 0.933-acres to 29.85-acres and includes right-of-way dedications. The plat was given preliminary approval at the August 25, 2025 meeting with two exceptions requested at the time. Included in the packet is the August 25, 2025 staff report and minutes.

The dedication of Fields Rd on the west required a 20' building setback pursuant to 20.30.240. As shown in the As-Built Survey in the packet there is an existing house that encroaches 1.1 and 3.1 feet into the newly-created 20' building setback line. Per 20.10.110.A. *"Unless otherwise regulated by city zoning ordinances of properties within its boundaries, any person desiring to construct, or cause, an encroachment within a building setback shall apply for a building setback encroachment permit to the planning department."* Since the 20' setback line is being created by this plat and the encroaching structure therefore preexists the setback line, the appropriate remedy is to request an exception to KPB code 20.30.240 for the structure, which the surveyor and applicant have done.

EXCEPTIONS REQUESTED:

A. KPB 20.30.240 Building Setbacks.

Surveyor's Discussion: This exception is being made for the existing building in the southwest corner of proposed Tract C that has been in place for 45 years or more. The eaves of the building extend in the newly created 20' building setback by 3.1' in one location and 1.1' in another location.

The Surveyor/Applicant has submitted the following proposed Findings in support of the exception request.

1. The location of this building setback is on a 90-degree corner that requires traffic to slow to 5-10 miles per hour and does not pose a safety hazard.
2. The existing roadway is well away from the face of the building and maintenance is not impeded. At this time Fields Rd does not qualify for State or Borough maintenance.
3. Considering the nature of this location, sight lines are also not impacted. Traffic on the road traveling south must look in the opposite direction of this structure to safely make the right-hand turn. Traffic traveling north, also need to look in the opposite direction of the building.

Staff Discussion:

20.30.240. - Building setbacks.

A. A minimum 20-foot building setback shall be required for dedicated rights-of-way in subdivisions located outside incorporated cities.

Staff Findings.

4. From the structure to the closest portion of the driving surface is approximately 45 feet.
5. Approving the exception will not hinder the safety of the public.
6. The structure has been in this location to the road for nearly 45 years

Staff reviewed the exception request and recommends granting approval

Staff recommends the Committee (or Commission, as applicable) select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under KPB Title 20, the Committee may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in writing and presented to the Committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The Committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown
Findings 2-4 & 6 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Finding 6 appears to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 1,2, & 4-6 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

STAFF RECOMMENDS APPROVAL OF THE EXCEPTION:

- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

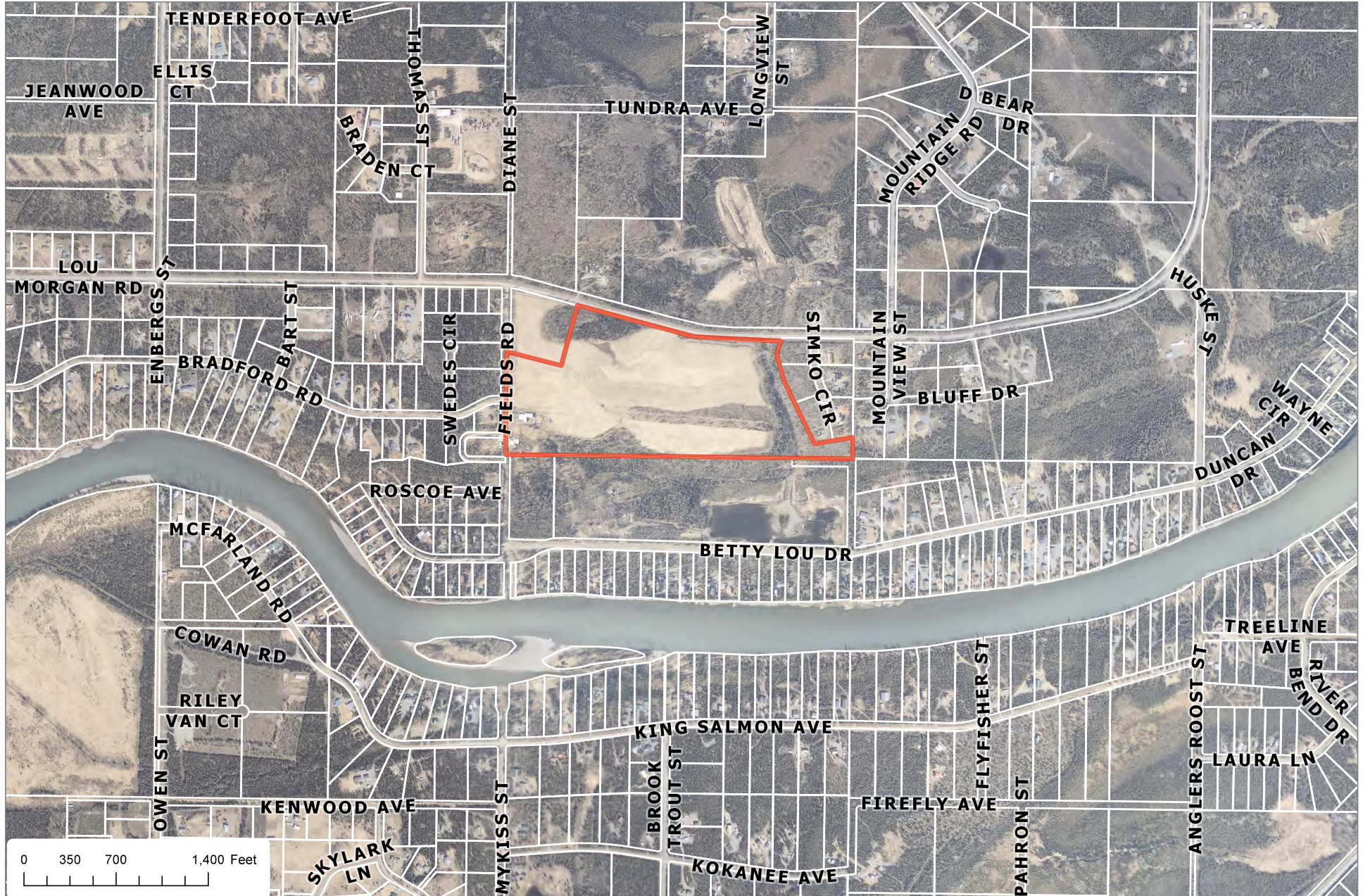
IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A

Page 2 of 3

DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT



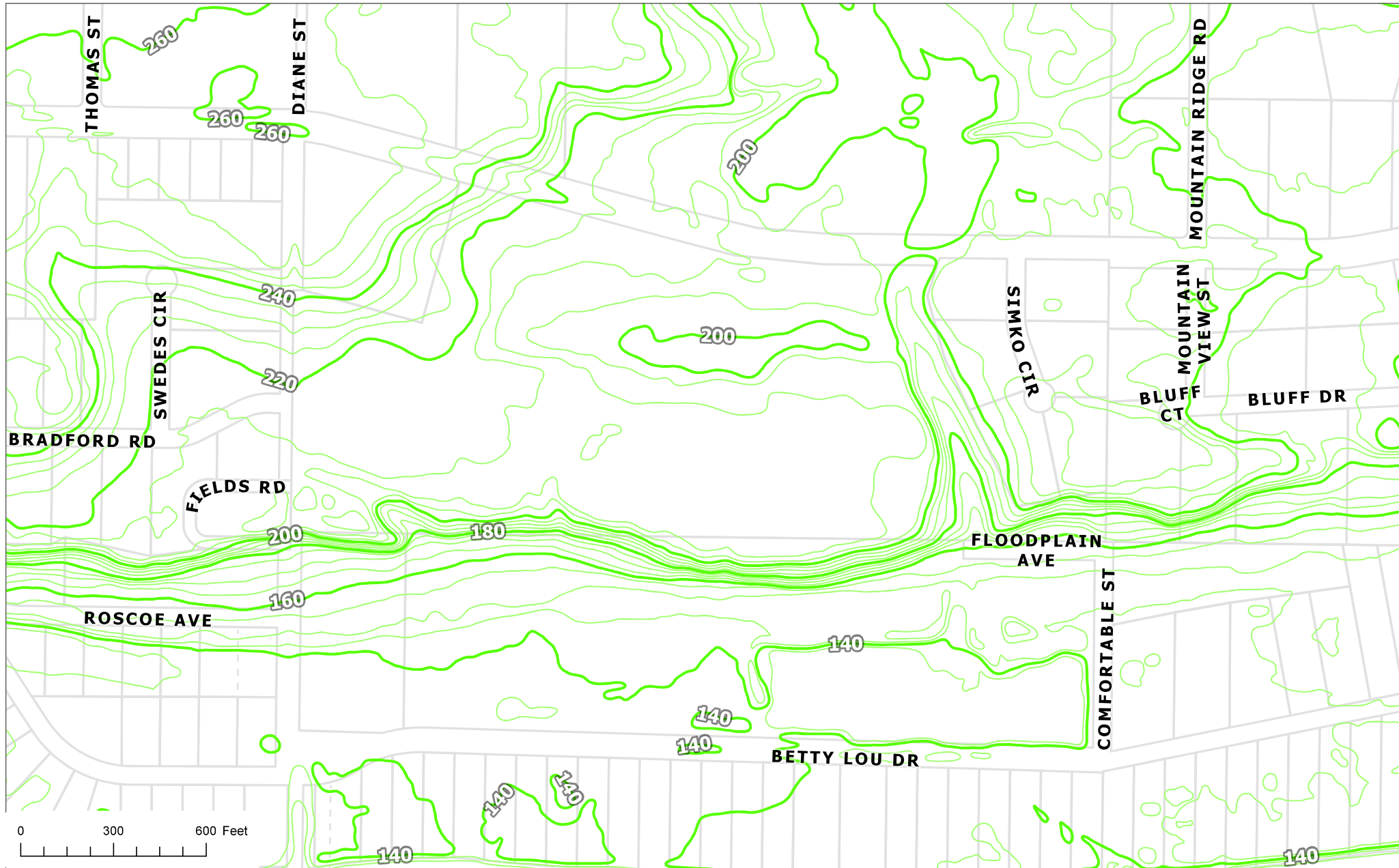
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Aerial with 5-foot Contours



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

**PUBLIC ROAD EASEMENT**

The Grantor, KENAI PENINSULA BOROUGH, an Alaska municipal corporation, whose address is 144 N. Binkley Street, Soldotna, Alaska 99669, for good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant to the general public an easement for a public road upon, over and across the following described land owned by Grantor within the Kenai Recording District, Third Judicial District, State of Alaska, to wit:

A parcel of land located within the NE1/4NE1/4 & Government Lot 6, Section 22, Township 05 North, Range 09 West, Seward Meridian, depicted on "V. Enberg Property", Plat K-1439, Kenai Recording District

LOCATION OF THE EASEMENT. Said easement is a forty (40) foot wide strip of land being twenty (20) feet on each side of the centerline described as:

Beginning at the section corner common to Sections 14, 15, 22, and 23, thence S 0°02'30" E, 1,173.39 feet to a point on the section line common to Sections 22 and 23, said point being the True Point of Beginning; thence west 269.80 feet to a point of curvature; thence from a tangent line bearing west, southwesterly 89.96 feet along a curve concave to the southeast, having a radius of 57.30 feet and a delta angle of 90°; thence south 69.90 feet to a point of curvature; thence from a tangent line bearing south, southeasterly 89.96 feet along a curve concave to the northeast having a radius of 57.30 feet, and a delta angle of 90°; thence East 269.80 feet to a point on the section line common to sections 22 and 23, said point being the terminus of easement.

The side lines of said easement to be shortened or lengthened to terminate on the north-south section line common to Sections 22 and 23.

PURPOSE. The general public shall have the right to use the easement for uses consistent with a public road.

KPB – Public Road Easement
Fields Road

GRANTOR'S RIGHT TO USE. The Grantor reserves the right to alter the alignment of the road and retains the right without obligation to construct, improve and maintain the road and permit activities within the easement.

TERMINATION. This easement shall terminate at such time as is dedicated which serves the intended purpose as this public road easement.



KENAI PENINSULA BOROUGH

A handwritten signature in black ink, appearing to be "Charlie Pierce".

Charlie Pierce, Borough Mayor

ATTEST:

A handwritten signature in black ink, appearing to be "John Blankenship".
John Blankenship
Borough Clerk

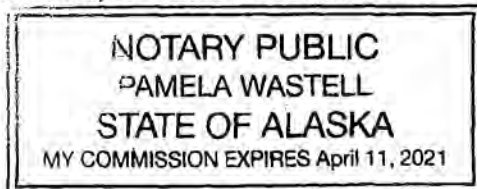
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY BY:

A handwritten signature in black ink, appearing to be "Sean Kelley".
Sean Kelley
Deputy Borough Attorney

NOTARY ACKNOWLEDGMENT

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 16th day of June, 2020, by Charlie Pierce, Mayor of the Kenai Peninsula Borough, an Alaska municipal corporation, for and on behalf of the corporation.

A handwritten signature in black ink, appearing to be "Pamela Wastell".
Notary Public for the State of Alaska
My Commission Expires: 4-11-2021

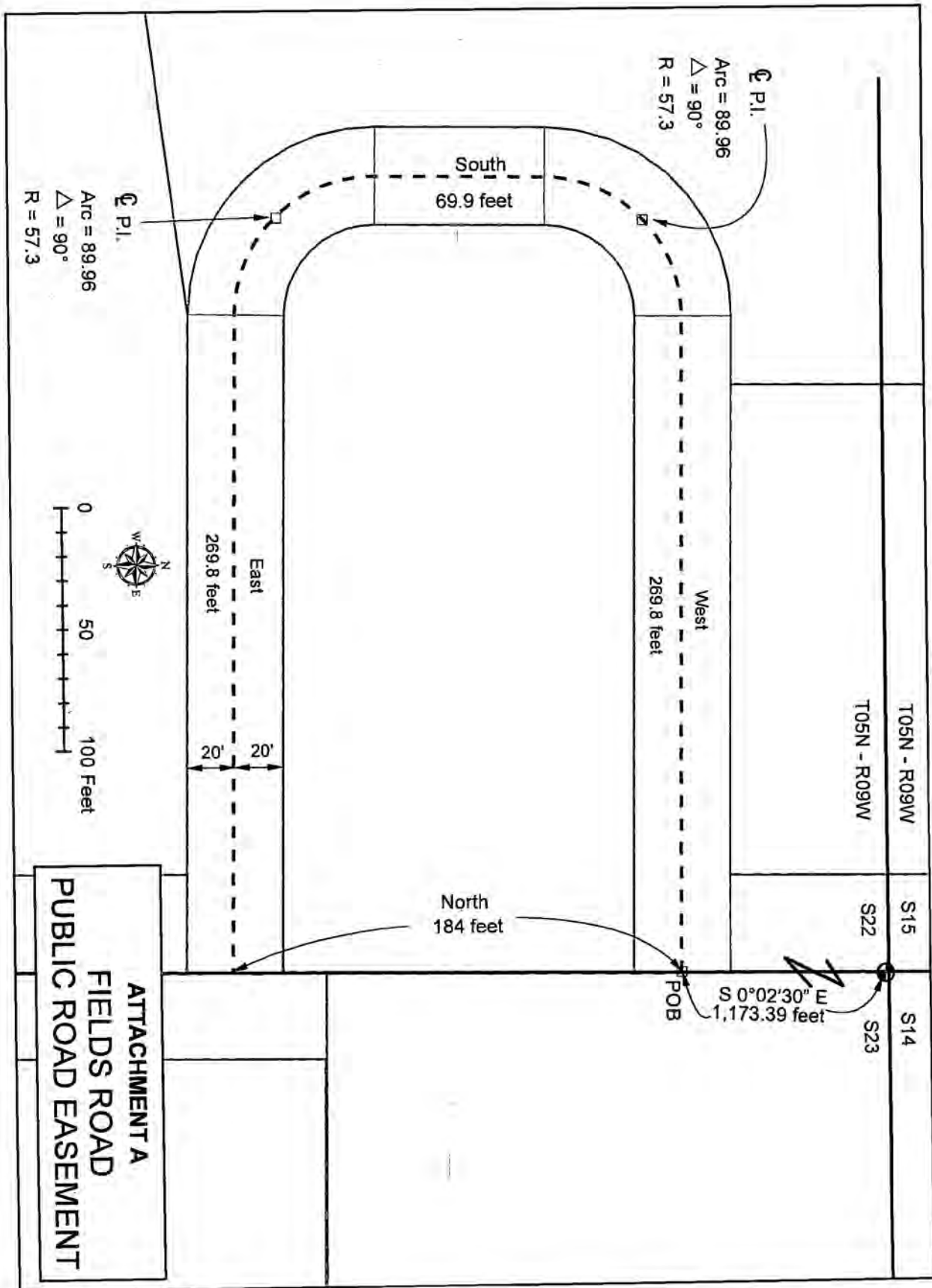
Record in the Kenai Recording District

Return to:
KPB Land Management Division
144 N. Binkley Street
Soldotna, AK 9966

KPB – Public Road Easement
Fields Road

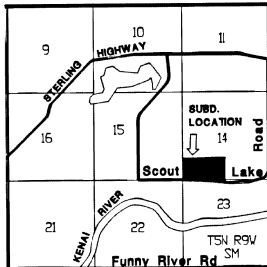


2 of 3
2020-007022-0



ATTACHMENT A
FIELDS ROAD
PUBLIC ROAD EASEMENT





VICINITY 1" = 1 mile MAP

FIELDS HOMESTEAD

Located in the SW 1/4 Section 14 & the NW 1/4 Section 23.
TSN R9W SM, Alaska
Kenai Recording District KPB File 2001-076

Prepared for
Sam Fields
PO Box 1218
Sterling, AK 99672

Prepared by
Johnson Surveying
Box 27
Clam Gulch, AK 99568



SCALE 1" = 200' AREA = 44.354 acres
23 April, 2001

LEGEND

- ✱ - 1939 USGLD Brass cap monument, found
- ⊕ - 3/8" alcap monument, 610-S, 1977, found
- ⊕ - 3/8" alcap monument, 6101-S, 1999, found
- ⊕ - 1/2"x 4' rebar with 1" plastic cap, set
- ⊕ - 3/8" brass cap monument, 3932-S, 1979, found
- - 1/2" rebar lot corner, found
- sw - Indicates swamp
- () - Indicates record information, source as shown

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 29 May, 2001

KENAI PENINSULA BOROUGH

By: Mary Ann Real 12/17/2002
Authorized Official Date

WASTEWATER DISPOSAL

These lots are at least 200,000 square feet or a nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment and disposal system must meet the regulatory requirements of the Alaska Dept of Environmental Conservation

NOTES

- 1 A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines
- 2 No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement
- 3 No access to State maintained ROW's permitted unless approved by State of Alaska Dept of Transportation
- 4 Roads must meet the design and construction standards established by the Borough in order to be considered for inclusion in the road maintenance program
- 5 Scout Lake Loop Road ROW design was determined from an as-built survey of the existing road

OWNERSHIP CERTIFICATE & DEDICATION

We hereby certify that we are the owners of the real property shown and described herein; and that we hereby adopt this plan of subdivision, and by our Free consent dedicate all ROW's to public use and grant all easements to the use shown

Samson Fields
Samson Fields, PO Box 1218 Sterling, AK 99672
AKA SAM FIELDS
Villa Ann Gillis
Villa Ann Gillis 500 North Sara Road Tuttle, OK 73084
Thomas A Fields
Thomas A Fields 550 Goldfish Farm Road Albany, OR 97321

NOTARY'S ACKNOWLEDGEMENT

For Samson Fields
Subscribed and sworn to before me this 25
day of April, 2002

Donna L. West
Notary Public for Alaska
My commission expires 2-19-08

NOTARY'S ACKNOWLEDGEMENT

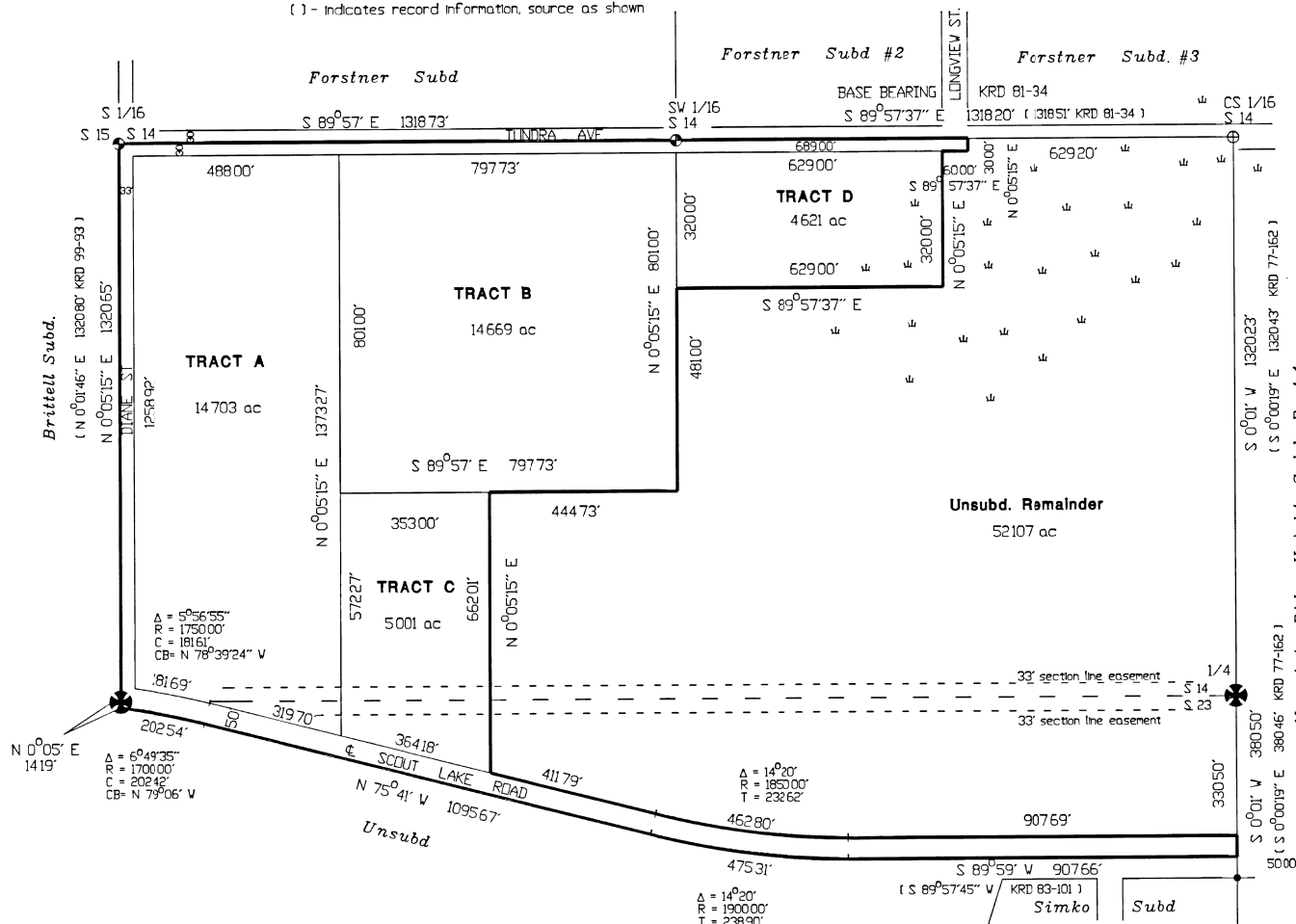
For Villa Ann Gillis
Subscribed and sworn to before me this 30
day of May, 2002

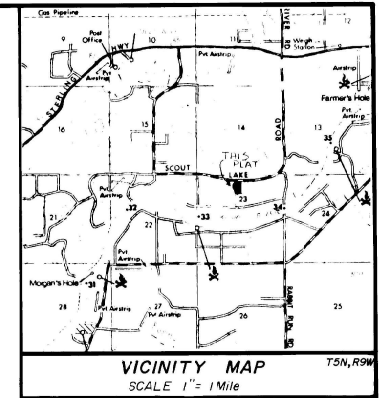
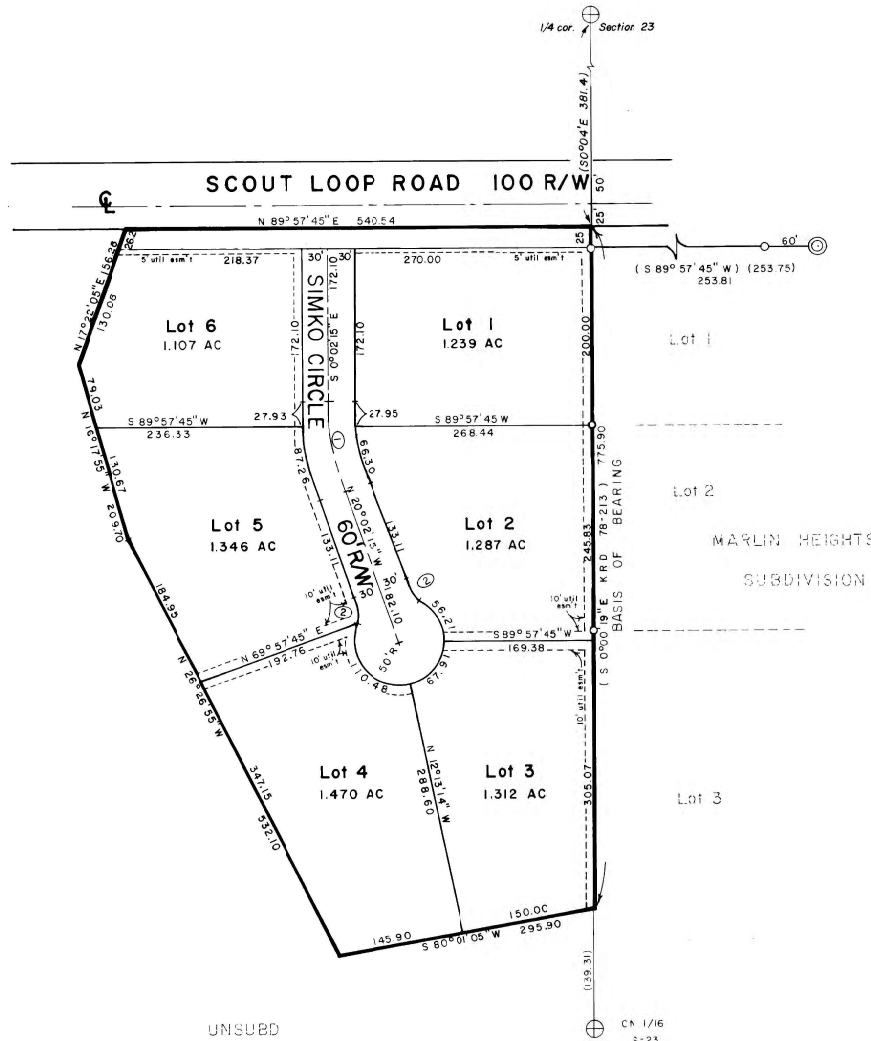
Mary Ann Real
Notary Public for Oklahoma
My commission expires Aug 19, 2004
7168

NOTARY'S ACKNOWLEDGEMENT

For Thomas A Fields
Subscribed and sworn to before me this 30
day of April, 2002

Teressa L. Freiborg
Notary Public for Oregon
My commission expires Aug 10, 2002





LEGEND

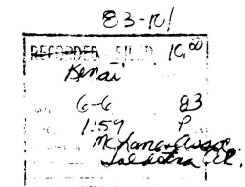
- ⊕ Monument of record not recovered
- Found 1/2" rebar
- ⊥ Set 1/2" 24" rebar
- () Indicates datum of record
- ⊙ Found 1 1/2" (or 2") aluminum cap

NOTES

Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of IBAAC 70, IBAAC 72 and IBAAC 80.

Direct access to Scout Loop Road is prohibited from any lot.

Building set back—A building set back of 20 ft. is required from all street rights of ways unless a lesser standard is approved by resolution of the appropriate planning commission.



NOTARY'S ACKNOWLEDGEMENT

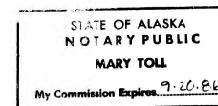
For Edward M. & Evelyn M. Simko

Subscribed and sworn before me this

13th day of September, 2010

My commission expires 7-10-16

Notary Public for Alaska



CURVE DATA				
CURVE	Δ	RAD.	ARC	TANGENT
①	20°00'00"	300.00	144.72	52.90
②	44°24'55"	20.00	15.50	8.16

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of September 13, 2010.

Kenai Peninsula Borough

By *Stan A. McLane*
Authorized Official

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision and dedicate all right-of-ways to public use and grant all easements to the use shown.

Edward M. Simko
Edward M. Simko

Evelyn M. Simko
Evelyn M. Simko

SIMKO SUBDIVISION

Edward M. Simko owner

P.O. Box 576

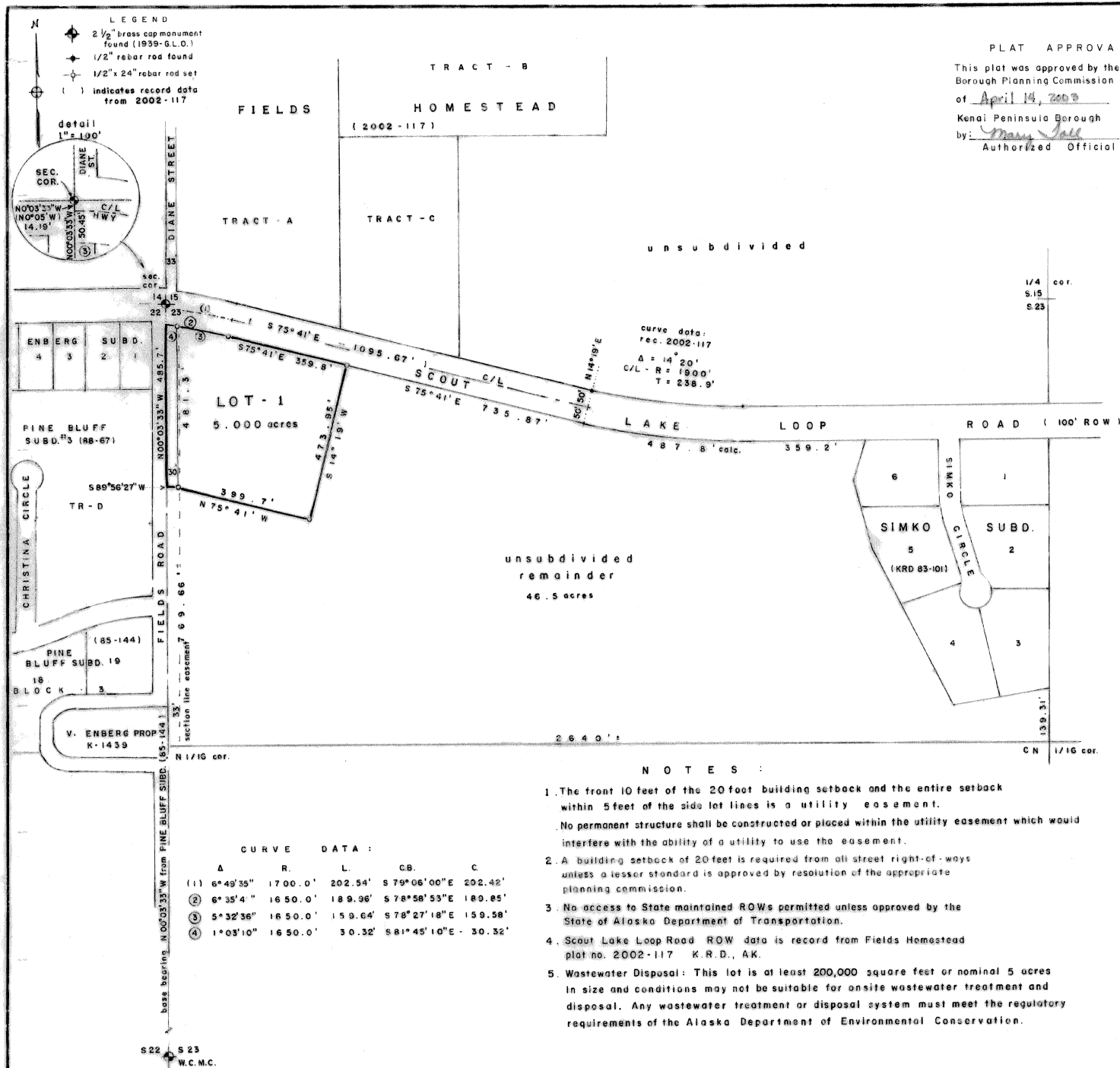
Sterling, Alaska 99672

LOCATION

8.822 ACRES SITUATED IN THE E 1/2 NE 1/4 NW 1/4 SECTION 23, T5N, R9W, S.M., AK. AND THE KENAI PENINSULA BOROUGH.

Surveyed by: McLANE AND ASSOCIATES, INC.
Soldotna, AK 99669

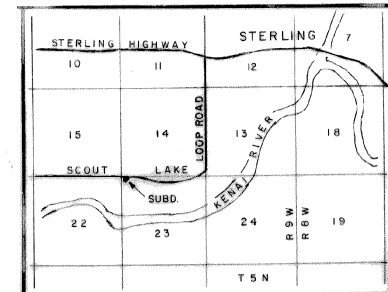
DATE OF SURVEY 5-2-83	SCALE 1" = 100'	BK. NO. 83-06
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PLAT APPROVAL:

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April 14, 2003

Kenai Peninsula Borough
by: Mary J. Jell
Authorized Official



CERTIFICATION OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision, and by my free consent dedicate all right-of-ways to public use and grant all easements to the use shown.

for: Ike S. Fields
Ike S. Fields
35799 Scout Lake Loop Rd Sterling, AK 99672

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this 17 day of August 2004
for: Ike S. Fields

Notary Public
for Alaska
Patricia Robinson
My commission
expires 8/23/08

2004-57
KENAI REC DIST
Date 9-20-04
Time 11:07 A.M.
Requested By Eastham
Address _____



IKE SUBDIVISION

Comprised of 5.333 acres in the NW 1/4 NW 1/4, Sec 23 T.5 N., R.9 W., S. M., Kenai Recording District, Alaska and south of Scout Lake Loop R.O.W.

Owner: Ike S. Fields
35799 Scout Lake Loop Rd, Sterling, AK 99672

Surveyor: Terry T. Eastham R.L.S. 7629
P.O. Box 2891, Soldotna, AK 99669

Date of Survey July 2003

Scale: 1" = 200' K.P.B. file no. 2003-57

LEGEND:

- 3 1/8" ALUM CAP MON. 3832/5 1977 FOUND
- 2 1/2" ALUM CAP MON. L5 8888 2020 SET
- 5/8" REBAR IN MONUMENT BOX FOUND
- 5/8" REBAR FOUND
- 5/8" REBAR w/PLASTIC CAP L8888 SET
- RECORD DATUM PLAT 73-42 RHD
- RECORD DATUM PLAT K-1137 4 RHD

CERTIFICATE of OWNERSHIP and DEDICATION

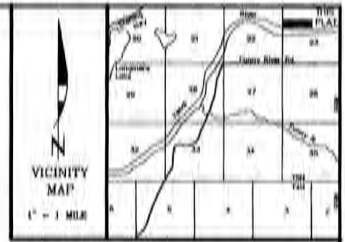
I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADMIT THIS PLAN OF SUBDIVISION AND BY MY TRUE CONSENT DEEDS ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Samson Fields
P.O. BOX 1118
STERLING, ALABAMA 36072

NOTARY'S ACKNOWLEDGMENT

FOR *Samson Fields*
ACKNOWLEDGED BEFORE ME THIS 22ND DAY OF SEPTEMBER, 2019.

Nicole S. Fisher
NOTARY PUBLIC FOR ALABAMA
MY COMMISSION EXPIRES 02/11/2022



North

Unsubd.

Lot 4
KN 83-101

KN 78-213

Lot 3

Floodplain Ave.
60' ROW dedication
by this plat

KN 2009-42

Lot 1

KN 2002-31

Lot B-1 A

Comfortable St.
35' ROW dedication
by this plat

KN 1129

24

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LINE #	Direction	Length
L1	S89°57'00"W	45.72'
L2	S80°28'00"W	40.32'
L3	N89°50'00"E	32.00'
L4	N89°50'00"E	30.00'
L5	S00°16'59"E	20.00'

CURVE #	Delta	Radius	Length	Tangent	Chord	Chord Bearing
C1	92°30'00"	250.00'	152.02'	87.00'	51.80'	S75°13'00"E
C2	100°29'59"	446.90'	257.05'	121.81'	135.00'	S78°40'40"W
C3	100°00'00"	446.90'	88.00'	35.00'	49.81'	S77°33'57"W
C4	100°00'00"	446.90'	88.23'	34.60'	49.10'	S80°20'22"W

Approximate boundary of Zone A4 and Zone C from FEMA Flood panel 1204201-2070A. See note 9.

Betty Lou Dr.

- NOTES:
- 1) Basis of bearing taken from Royal Acres Subdivision, Plat 73-42, Kanol Recording District.
 - 2) Building Setback-A setback of 20 feet is required from all street Right-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
 - 3) A public road easement which affects this plat is recorded as serial number 2017-007009-0. Said easement is being dedicated by this plat.
 - 4) An easement for electric lines or system and/or telephone lines granted to Home Electric Association, Inc. is recorded as Book 5 Page 150, Kanol Recording District.
 - 5) Exceptions to KPB 20.30.030, Proposed street layout, and KPB 20.30.170, Block length, were granted by the Plat Committee at the meeting of December 16, 2019.
 - 6) Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination if applicable.
 - 7) Acceptance of this plat by the Kanol Peninsula Borough does not constitute acceptance of any encroachments.
 - 8) Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program (KPB 14.06).

- 9) FLOOD HAZARD NOTICE: Some or all of the property shown on this plat has been designated by FEMA as a flood hazard area district as of the date this plat is recorded with the district recorder's office. Prior to development, the Kanol Peninsula Borough Resolution administrator should be contacted for current information and regulations. Development must comply with Chapter 17.06 of the Kanol Peninsula Borough Code. See FEMA Flood panel 020012-2070A for information on Floodplain Zones A4 and C.
- 10) Front 15 feet of the 30 foot building setback and the utility setback within 5 feet of the site lot shall be a utility easement. No permanent structures shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- 11) WASTEWATER DISPOSAL: These lots are at least 200,000 square feet in number. 2 acres in size and number may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.



SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska. This plat represents a survey made by me or under my direct supervision. The monuments shown herein actually exist as described, and all dimensions and other data are correct.

Date: 9/22/2019

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KANOL PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF DECEMBER 16, 2019.

KANOL PENINSULA BOROUGH

Nicole S. Fisher
AUTHORIZING OFFICIAL

KPB FILE No. 2019-141

Wilson-Fields Subdivision

A Resubdivision of Government Lots 1 and 2 Section 28, T5N, R9W, S4E, excepting three from Royal Acres Subdivision, plat 73-42 Kanol Recording District.

Located within the S1/2 NW1/4 Section 25, T5N, R9W, S4E, Kanol Peninsula Borough, Alaska.

Containing 35.624 Ac.

Surveyor Reganar Surveys 30405 Rostand St. Soldotna, AK 99689 (907) 868-0000	Owner Samson Fields P.O. Box 1210 Sterling, AK 99672
JOB NO. 10310	DRAWN: 2-20-2020
SURVEYED: Nov. 2019	SCALE: 1"=100'
FIELD BOOK: 19-4	SHEET: 1 of 1

Page 1/2









E. NEW BUSINESS**ITEM #1 - PRELIMINARY PLAT
FIELDS-BROWN SUBDIVISION**

KPB File No.	2025-113
Plat Committee Meeting:	August 25, 2025
Applicant / Owner:	Ike S. Fields
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Scout Lake Loop Road, Fields Road, Floodplain Avenue
Parent Parcel No.:	063-830-08
Legal Description:	T 5N R 9W SEC 23 SEWARD MERIDIAN KN THAT PORTION OF N1/2 NW1/4 LYING SOUTH OF SCOUT LAKE LOOP ROAD EXCLUDING THAT PARCEL AS PER WD 82 @ 249 & EXCLUDING IKE SUB
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.170 – Block Length Requirements KPB 20.30.030(A) – Proposed Street Layout Requirements

Staff report given by Platting Vince Piagentini.

Chair Gillham opened the item for public comment.

Chris Brown; 35555 Kenai Spur Hwy. PMB 191, Soldotna AK 99669: Mr. Brown spoke on behalf of the petitioner and made himself available for questions.

Brandon Thielke, Peninsula Surveying; 41241 Twitter Creek Lane, Homer AK 99603: Mr. Thielke was the surveyor on this project and made himself available for questions.

Suzanne Goodwill; P.O. Box 1229, Sterling AK 99672: Ms. Goodwill is a neighboring landowner and did not speak in opposition to this subdivision but did express concerns related to drainage issues.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Whitney moved, seconded by Commissioner Epperheimer to grant preliminary approval to Fields-Brown Subdivision based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Whitney moved, seconded by Commissioner Epperheimer to grant the exception request to KPB 20.30.030(A) – Proposed Street Layout Requirements & KPB 20.30.170 Block Length Requirements, citing 1 – 3 in support of standard one, findings 1 & 2 in support of standard two and findings 5 & 6 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE

Yes - 6	England, Epperheimer, Gillham, Morgan, Venuti, Whitney
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Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MAIN MOTION PASSED BY UNANIMOUS VOTE

Yes - 6	England, Epperheimer, Gillham, Morgan, Venuti, Whitney
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**ITEM #2 - PRELIMINARY PLAT
ROLLING HILLS SUBDIVISION ADDITION NO. 1 AMENDED SADLER ADDITION**

KPB File No.	2025-115
Plat Committee Meeting:	August 25, 2025
Applicant / Owner:	James Sadler, James Randahl Sadler

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
Fields-Brown Subdivision**

KPB File No.	2025-113
Plat Committee Meeting:	August 25, 2025
Applicant / Owner:	Ike S. Fields of Sterling, Alaska
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Scout Lake Loop Road, Fields Road, Floodplain Avenue

Parent Parcel No.:	063-830-08
Legal Description:	T 5N R 9W Sec 23 Seward Meridian KN That Portion Of N1/2 NW1/4 Lying South Of Scout Lake Loop Road Excluding That Parcel As Per Wd 82 @ 249 & Excluding Ike Sub
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.170, 20.30.030(A)

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 46.5-acre parcel into eight parcels ranging in size from 0.933-acres to 29.85-acres and includes right-of-way dedications.

Location and Legal Access (existing and proposed):

The plat is located on the south side of Scout Lake Loop Road between Fields Rd and Simko Cir.

Legal access to the plat is by Scout Lake Loop Road to the north, a 100-foot state-maintained road, Fields Road to the west and proposed Eastside Steet and Willowwood Circle to the east, connecting to Floodplain Avenue to the south.

Fields Road to the west varies in width. Portions of the road have been dedicated from previous adjacent plats and the horse-shoe section in the southwest is a public road easement. The proposed plat is dedicating 20-feet to the east portion of Fields Road. Ike Subdivision to the north of this plat on the east side of Fields Road, dedicated 30'. **Staff recommends** the dedication width of Fields Rd be modified to 30-feet to be more consistent with the existing width of the road coming from the north for a total width of 70 feet. The public access easement should be labeled and better defined on the plat for clarification of ROW. Fields Road Public Road Easement can be found in document 2020-007022-0.

The proposed plat is dedicating Eastside Street on the east side of the plat, appearing to be located along an existing gravel road. The proposed right-of-way varies from approximately 156.85-feet at the north to 60-feet at the south. The approximate centerline of the existing gravel road is labeled on the plat. **Staff recommends** the surveyor locate the centerline of the road and allocate 30-feet to the west of the centerline for the east lot lines of Lots 4, 5 & 6. To the east of the centerline, evaluation of the limits should be considered and extension of the northwest line of Lot 7 north to occupy some of the land. If an additional lot is considered possible a revised plat would need to be resubmitted along with any exception needed. The Road Department Director is concerned with the road being off center to the area of the right-of-way, staff recommends the surveyor consider the previous recommendation or offer another.

Floodplain Avenue and Comfortable Street are both 60-foot dedicated roads, currently unmaintained. The adjacent plat to the south dedicated 60 feet to Floodplain Avenue. No further dedication is required from the proposed plat for Floodplain Ave, even though there was concern from the Roads Department Director Dil Uhlin.

Willowwood Circle is proposed to be dedicated by this plat, providing access to proposed Lots 2 through 5. The Roads Director is concerned with the design of Willowwood Circle. The entrance portion of the road exceeds the 4% grade limit within the first 100 feet of the intersection per KPB Code 14.06.160(A). Staff recommends the surveyor reconsider the location of the cul-de-sac for better slope grades at the entrance.

Bradford Rd coming from the west to Field Rd should be continued into the plat as per KPB 20.30.030(A). the surveyor has requested an exception to KPB 20.30.030(A).

The Addressing Officer has denied the proposed street names of Willowwood Cir and Eastside St, as they both contain words from the prohibited list and the cul-de-sac suffix should be "Court." **Staff recommends** the surveyor and owner coordinate with the Addressing Officer, Rhealyn Pace, and determine appropriate road name.

To help reduce driveway entrance / exit traffic along Scout Lake Loop Road, **Staff recommends** a plat note be added stating Lot 6 should have interior access only,

Block length is defined by Scout Lake Loop to the north, proposed East Side Street and Willowwood Circle to the east, Floodplain Avenue and Comfortable Street to the southeast, Betty Lou Drive to the south, and Fields Road to the west. Block length is non-compliant along the east and north exceeding the allowable distance by code. An exception request has been

A 66-foot section line easement is located on the west with 33-feet on either side of the section line. **Staff recommends** the surveyor continue the label for the section line easement to the north and south.

PER DOT: The platting action voids any previous issued permits. Land owners will need to reapply for driveway access permits to state road and right-of-way access.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: Flood Plain Ave. ROW should be dedicated on the South East portion of the property. The Eastside St. ROW dedication exceeds the 60 ROW standard and would leave the existing road traveling surface off center to the ROW. The Fields Rd. ROW on the east side of the property should be dedicated. There are structures in what would be the dedicated ROW. The grades on Willowwood Cir are too steep and need to be addressed. KPB Code 14.06.160(A) grade can be "no more than four percent within 100 feet of any intersection.
SOA DOT comments	No Response

Site Investigation:

According to KPB GIS Imagery, a fence and possible structure encroach into the dedication of Fields Road. **Staff recommends** the surveyor confirm the location of improvements. If encroaching into the proposed dedication, evidence of removal of the encroachments into the dedication will need to be provided prior to finalization and recording of the plat. If not encroached in to the dedication, an exception to KPB 20.30.240 Building Setbacks will need to be requested or a Building Setback Permit submitted.

There also appears to be structures shown on the drawing in the southwest crossing the property line into the adjacent land. The purchaser of Tract A has spoken to staff about the issue and the current owner of the adjacent land is going to provide an easement permitting the structures to remain as located and have a buffer area around

them for maintenance. He plans to purchase the adjacent land and combine it with Tract A at that time. **Staff recommends** the easement for the structures be filed prior to finalization of the plat and be shown and noted on the drawing.

KPB GIS Imagery KWF Wetlands Assessment layer shows a riverine running north to south on the easterly boundary of the subdivision. The riverine has been added to the preliminary plat as identified in the legend.

KPB GIS Imagery contours shows steep slopes exceeding 20% located primarily on the south and east. Contours at 5-foot intervals have been included on the preliminary plat with slopes greater than 20% represented in the legend. **Staff recommends** it is the surveyor's discretion to remove the contours from the final plat per KPB 20.60.010.

The proposed plat is affected by Flood Zone X-Unshaded per the River Center Reviewer. The proper flood hazard notice and FIRM panel has been included on the plat denoted as plat note number 11.

This plat is not within a Habitat Protection District. Per the River Center review.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: This is within non-regulatory floodplain X-Unshaded, an area of minimal flood hazard. No depiction required. Code required plat note should be present. Flood Zone: X (unshaded) Map Panel: 02122C-0290F In Floodway: False Floodway Panel: B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No Response

Staff Analysis

Originally, the land was an aliquot section of the NW1/4 of Section 23, Township 5 North, Range 9 West, Seward Meridian, Alaska. The proposed plat is the first subdivision and will subdivide the land into seven Lots, one Tract, and dedicate two roads and a portion of Fields Road.

A soils report will be required and an engineer will sign the final plat for Lots 1-7 as the new lots are less than 200,000 sq ft. A soils report will not be required for Tract A as the lot is greater than 200,000 sq ft. **Staff recommends** the Wastewater Disposal Note be modified to the correct KPB note after soils report has been completed.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

Utility Easements

A right-of-way easement was granted to Homer Electric Association, Inc., by Book 5, Page 100, KRD. This easement is denoted as plat note number 8.

A private non-exclusive easement was granted to Semco Energy Inc., formerly Enstar Natural Gas Company, A division of Semco, to install and survey a natural gas pipeline easement by serial number 2023-002636-0, KRD and is denoted as plat note number 9.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

A 10-foot utility easement adjacent to right of ways and increasing to 20-feet within side lot lines is being granted by this plat. The utility easement is shown on the plat and the proper plat note is denoted.

Utility provider review:

HEA	No comment
ENSTAR	No comment or recommendation
ACS	No Objections
GCI	Approved as shown

KPB department / agency review:

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: 36764 FIELDS RD Existing Street Names are Correct: No List of Correct Street Names: FIELDS RD, SCOUT LAKE LOOP RD, BRADFORD RD, FLOOD PLAIN AVE, COMFORTABLE ST Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: EASTSIDE ST, WILLOWWOOD CIR. BOTH NAMES CONTAIN WORDS FROM PROHIBITED LIST. CUL DE SAC SUFFIX WILL BE COURT. Comments: No other comments
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.

	Prior Existing Use PEU Recognized Date: 3/16/2001 Material Site Comments: PEU1996-008 is directly North of the subject parcel and separated by Scout Lake Loop Road.
Assessing Review	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Modify the KPB File Number to 2025-113.
- Modify Plat Note numbering starting at 11 and on should be reduced one number
- Remove plat notes number 14 and 15 from the final plat.

PLAT NOTES TO ADD

- Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program (KPB 14.06).
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;

Staff recommendation:

Increase 20' ROW dedication for Fields Rd to 30'

- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation:

- Label ROW name and width to the west, Bradford Road 60'
- Modify label for Fields Road label adjacent to K1439 to a public road easement with document number 2020-007022-0

- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;

Staff recommendation:

- KPB GIS imagery shows a fence and possible structure located in the proposed 30-foot dedication of Fields Road. Confirmation of the removal of the encroachments will need to be provided.

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: *comply with 20.40.*

KPB 20.60 – Final Plat

Staff recommendation: *final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.*

20.60.040. Dedication of public use lands. Any land shown on a plat as a street, public park or other public area must be dedicated on the final plat to a tax-exempt governmental entity. If the governmental entity is not the Kenai Peninsula Borough, the governmental entity shall be required to execute an acceptance of the dedication on the plat.

Staff recommendation: Add dedication of ROW's

20.60.190. Certificates, statements, and signatures required.

A. Certificate of ownership, dedication, and acknowledgment.

1. All parties having an interest of record in land being subdivided shall sign a certificate of ownership and dedication printed on the plat, affixed thereto, or by separate affidavit. If such title interest is vested in other than named individuals, including but not limited to corporations, partnerships, limited liability companies, trusts or homeowner's associations, the certificate shall be signed and acknowledged by an individual(s) under written authority granted by its board of directors or shown by official documentation appropriate to the entity. Documentation of such authority shall be submitted with the final plat.

Staff recommendation: The submitted limited POA is not sufficient to sign the final plat. The owner must sign the plat as shown on the KPB records and the certificate to plat.

7. Certificate of Acceptance

Staff recommendation: Add the Certificate of Acceptance identifying all dedications on final plat submittal.

C. Statement of Plat Approval

Staff recommendation: Modify the Plat Approval to reflect correct KPB code and include meeting date.

EXCEPTIONS REQUESTED:

A. KPB 20.30.030(A) – Proposed Street Layout, KPB 20.30.170 Block – length requirements

Surveyor's Discussion:

Extension of Bradford Road.

Proposed Tract A exceed block length requirements

The justification and findings are similar for the exception request for the two code elements listed.

The Surveyor/Applicant has submitted the following proposed Findings in support of the exception request.

1. Proposed Tract A is a 29.9 acres hay field.
2. An extension of Bradford Road is unlikely to constructed.
3. Future development and subdivision of proposed Tract A would allow for an extension of Bradford Road.
4. Adequate block lengths for Tract a could be met during future plat actions.
5. Access to the lots to the south is provided by Fields Road and Betty Lou Drive.
6. Access to the proposed lots along the east side of the plat will be provided by a new ROW dedication, as well as Scout Lake Loop Rd.

Staff Discussion:

20.30.030. - Proposed street layout—Requirements.

A. The streets provided on the plat must provide fee simple right-of-way dedications to the appropriate governmental entity. These dedications must provide for the continuation or appropriate projection of all streets in surrounding areas and provide reasonable means of ingress for surrounding acreage tracts. Adequate and safe access for emergency and service vehicle traffic shall be considered in street layout.

20.30.170. - Blocks—Length requirements.

Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

Staff Findings.

Staff reviewed the exception request and recommends granting approval

Staff recommends the Committee (or Commission, as applicable) select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under KPB Title 20, the Committee may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in writing and presented to the Committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The Committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown
Findings 1-3 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1 & 2 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 5 & 6 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A

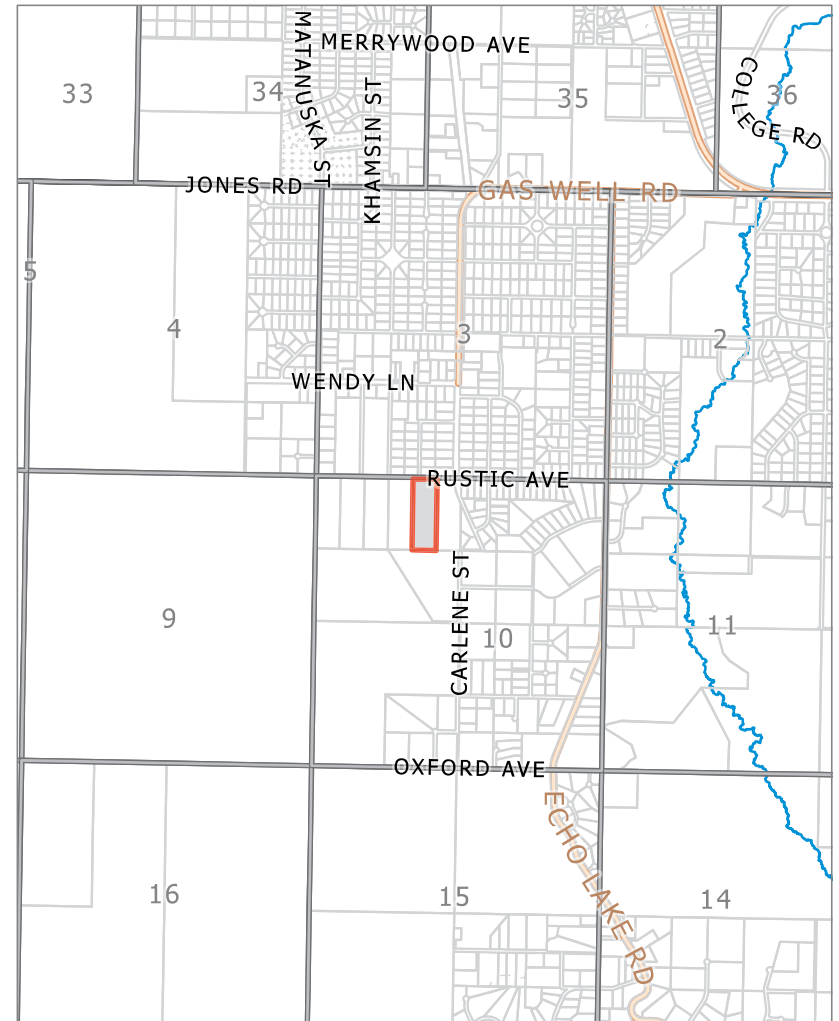
DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

A DECISION OF THE PLAT COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT

E. NEW BUSINESS

- 1. Peterson Forest Subdivision Bella Addition; KPB File 2025-033
Segesser Surveys / Bella Haven Trust
Location: Rustic Avenue Off Gaswell Road
Kalifornsky Area**



KPB File 2025-033
T 4N R11W Sec 10
Kalifornsky



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

LEGEND:

- 3 1/4" ALUM. CAP. MONUMENT 237-S 1975 FOUND
- 2 1/2" ALUM. CAP. MONUMENT ILLEGIBLE FOUND
- 5/8" REAR W/PLASTIC CAP LS8859 FOUND
- 5/8" REAR W/PLASTIC CAP LS8859 SET
- () RECORD DATUM PLAT 20-B-51 KRD
- AREA SUBJECT TO INUNDATION

NOTES:

- 1) Basis of bearing taken from Peterson Forest Subdivision Amended Plat 2018-51, Kenai Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) Covenants, conditions, and restrictions which affect this subdivision are recorded as document number 2018-005558-0, Kenai Recording District. The Borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.
- 4) This plat is subject to reservations contained in State of Alaska Patent recorded in Book 38 Page 276 Kenai Recording District.
- 5) There is a 50 foot road reservation on both sides of the section line as created by A.S. 19.10.010.
- 6) An exception to KPB 20.30.170, Block length, was granted to the parent plat by the Plat Committee at the meeting of March 13, 2017.
- 7) Front 15 feet adjacent to right-of-ways and 20 feet within 5 feet of the side lot lines is a utility easement per KN 2018-51. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- 8) WASTEWATER DISPOSAL: Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences. An Engineer's Subdivision and Site Report is available from the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a qualified engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

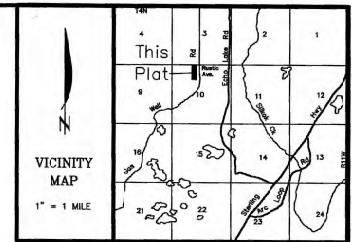
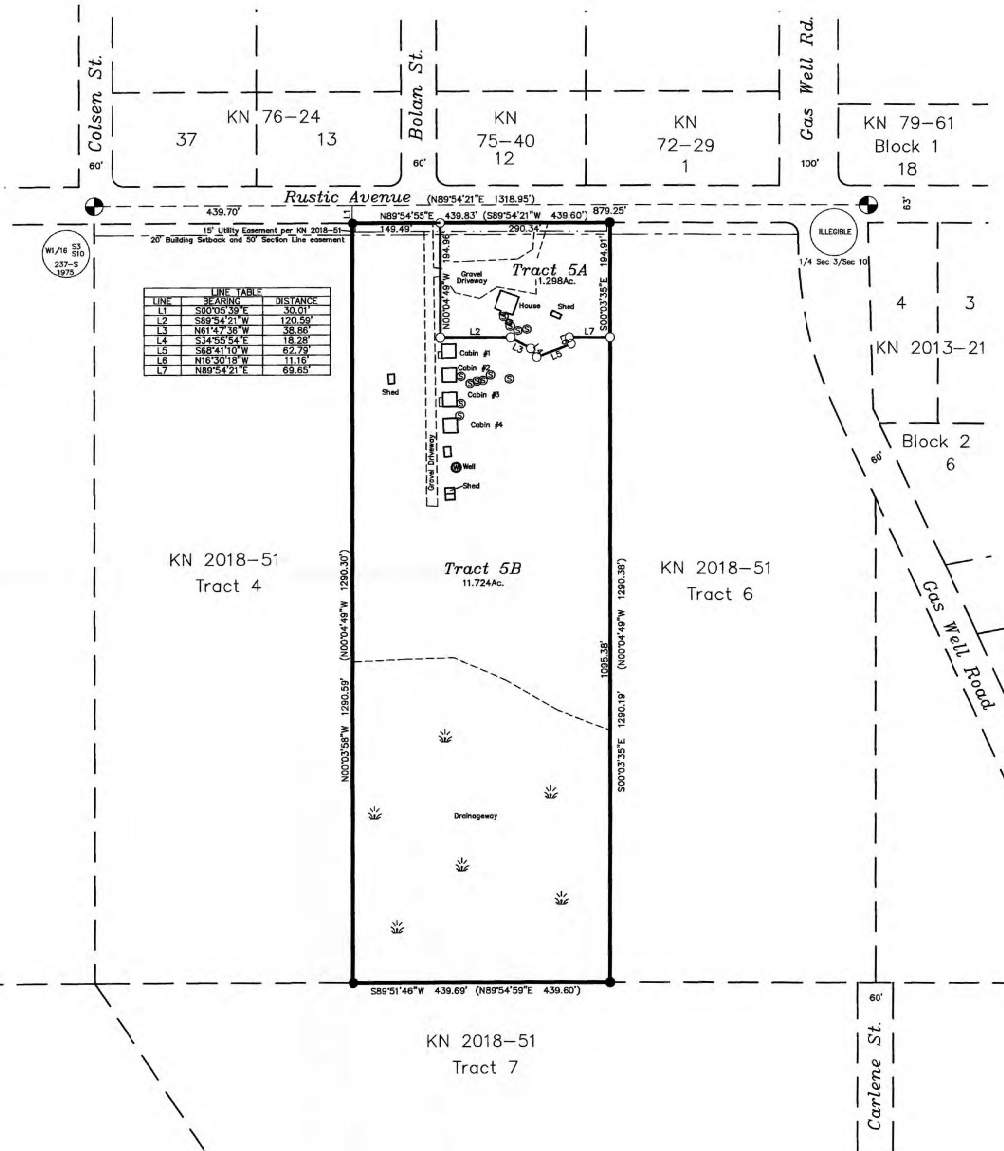
Engineer License No. date



SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown herein actually exist as described, and all dimensions and other details are correct.

Date



CERTIFICATE of OWNERSHIP and DEDICATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE BELLA HAVEN TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF THE BELLA HAVEN TRUST, WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

GEOFFREY E. KNUTH, TRUSTEE BELLA HAVEN TRUST
2241 BEAVER LOOP ROAD
KENAI, ALASKA 99611

NOTARY'S ACKNOWLEDGEMENT

FOR
ACKNOWLEDGED BEFORE ME THIS DAY OF 20

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES

NOTARY'S ACKNOWLEDGEMENT

FOR
ACKNOWLEDGED BEFORE ME THIS DAY OF 20

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.040.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

KPB FILE No. 2025-033

Peterson Forest Subdivision Bella Addition

A resubdivision of Tract 5 Peterson Forest Subdivision Amended Plat 2018-51, Kenai Recording District.

Located within the NE1/4 NW1/4 Section 10, T4N, R11W, S.M., Kenai Peninsula Borough, Alaska.

Containing 13.027 Ac.

Surveyor Segesser Surveys 30435 Reiland St. Soldotna, AK 99669 (907) 262-3909	Owner Bella Haven Trust 2241 Beaver Loop Rd. Kenai, Alaska 99611
JOB NO. 25008	DRAWN: 9-29-25
SURVEYED: May, 2025	SCALE: 1"=100'
FIELD BOOK: 24-4	SHEET: 1 of 1

KPB 2025-033

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
PETERSON FOREST SUBDIVISION BELLA ADDITION**

KPB File No.	2025-033
Plat Committee Meeting:	November 17, 2025
Applicant / Owner:	Bella Haven Trust of Kenai, AK
Surveyor:	John Segesser / Segesser Surveys
General Location:	Rustic Ave off Gaswell Road, Kalifornsky Area

Parent Parcel No.:	131-046-05
Legal Description:	T 04N R 11W SEC 10 SEWARD MERIDIAN KN 2018051 PETERSON FOREST SUB AMENDED TRACT 5
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On-site / On-site
Exception Request	20.40

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 13.02-acre parcel two parcels of 1.295-acres and 11.724-acres.

Location and Legal Access (existing and proposed):

The existing legal access to the plat is by Rustic Ave on the north. Rustic Ave is gotten to by Echo Lake Rd to the east and Gas Well Rd from the north the Kalifornsky Beach Rd to the east again. Rustic Ave is a 60' dedicated right-of-way that is Borough maintained from the east until it comes to Bolan St north of this plat. At which point maintenance stops and turns north to follow Bolan St.

No new dedication is being proposed with this plat and it is not finalizing a vacation either.

There is a 50' section line easement affecting the plat which has been shown. SLE should be tie to plat note 5. **Staff recommends** the surveyor revise the plat and notes per DOT Comments.

Block length is not compliant around this lot. The parent plat was granted an exception to KPB 20.30.170 and **staff recommends** the Plat Committee concur this exception can be carried forward to this plat as noted at Plat Note 6.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: RSA has no objections at this time
SOA DOT comments <u>ROW Central Region</u> <u>Transportation Planning</u>	2025-033- Regarding Note 5 about a 50' SLE along both sides of the Section Line: The subdivided lands south of the section line are encumbered by a 50' SLE (which is correctly shown on this plat). However, the patentee to the lands north of the section line was not the State of Alaska, so unless the State acquired the lands sometime after patent, there is no 50' SLE encumbering the lands to the north. If the above is correct, please revise this note appropriately. No comments. We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property.

Site Investigation:

There are improvements on the plat and when completed will be divided between both tracts of the subdivision. The row of cabins will be located on Tract 5B and the house structure will be located on Tract 5A. vent pipes are shown near the structures, and within the respective tracts.

There is no steep area on the plat, as the slope is level across the property.

There is a wetland designated as Drainageway noted on the south end of the plat which extends south and east and west on the two properties to the south. **Staff recommendation:** carrying forward the plat note from the parent plat on the final plat indicating any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable.

The River Center review has identified the plat to be located in a FEMA designated Flood Zone of X-Unshaded, being an area of minimal flood hazard. The flood hazard notice as shown in KPB 20.30.280 D should be included on the plat, including the Flood Zone and FEMA Flood Panel, but will not need to be designated on the drawing.

The plat is not located in a habitat protection district

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: This is within a non-regulatory floodplain zone of X-Unshaded. This is an area of minimal flood hazard. Flood Zone: X (unshaded) Map Panel: 02122C-0810F In Floodway: False Floodway Panel: B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	

Staff Analysis

Land was previously located In the NW1/4 of Sec 10, T4N, R11W, S.M., AK in the Kenai Recording District, Kenai Peninsula Borough. Peterson Forest Subdivision KN2018-35 first platted the land Peterson Forest Subdivision Amended KN 2018-51 the plat to change the ADL number on the plat.

A soils report is required and an engineer will sign the final plat as the new Tract 5A is below 200,000 sq ft. A request for KPB 20.40 Soils Report for Lot 5A and been received and will be discussed later in the staff report. If the exception is grant, plat note 8 can be removed and replaced with an exception note.

A soils report will not be required as the area of Tract 5B is above 200,000 sq ft.

Notice of the proposed plat was mailed to the beneficial interest holder on March 21, 2025. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat.

Page 2 of 6

If no response was received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

The property is not within an advisory planning commission.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

Utility Easements

The 15' utility easement as noted in the plat notes on the parent plat is being carried forward to this plat.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

No new easement are being requested.

Utility provider review:

HEA	No comment
ENSTAR	No comment
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: 48621 RUSTIC AVE Existing Street Names are Correct: Yes List of Correct Street Names: RUSTIC AVE, GAS WELL RD, BOLAN ST, COLSEN ST Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 48621 RUSTIC AVE will remain with Tract 5B
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing Review	Reviewer: Windsor, Heather Comments: No comments

STAFF RECOMMENDATIONS**CORRECTIONS / EDITS**

Add to Plat note 4, Bk 25 Pg 265

Correct the Plat Approval to that as shown in KPB 20.60.190.C and add the date of November 17, 2025.

Verify 1/4 corner if, other sources indicate cap information found.

Identify the sections on either side of the section line at the top of the drawing

Give the measured distance on the section line on the north.

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

EXCEPTIONS REQUESTED:**A. KPB 20.40 Wastewater Disposal**

Surveyor's Discussion: Request an exception to KPB 20.40 Subdivision soils report

The Surveyor/Applicant has submitted the following proposed Findings in support of the exception request.

1. The lots both have existing septic systems.

Staff Discussion:

CHAPTER 20.40. - WASTEWATER DISPOSAL**20.40.010. - Wastewater disposal.**

A. All lots within a proposed subdivision in the Kenai Peninsula Borough must meet the following applicable standards of this chapter for wastewater disposal.

Staff Findings.

2. Owner indicted systems ae in use.
3. By not getting new test will save the owner money.

4. The public will not be affected by granting this exception as the systems are within the plat boundary.

Staff reviewed the exception request and recommends granting approval

Staff recommends the Committee (or Commission, as applicable) select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under KPB Title 20, the Committee may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in writing and presented to the Committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The Committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown
Findings 1 & 2 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1 & 3 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 4 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

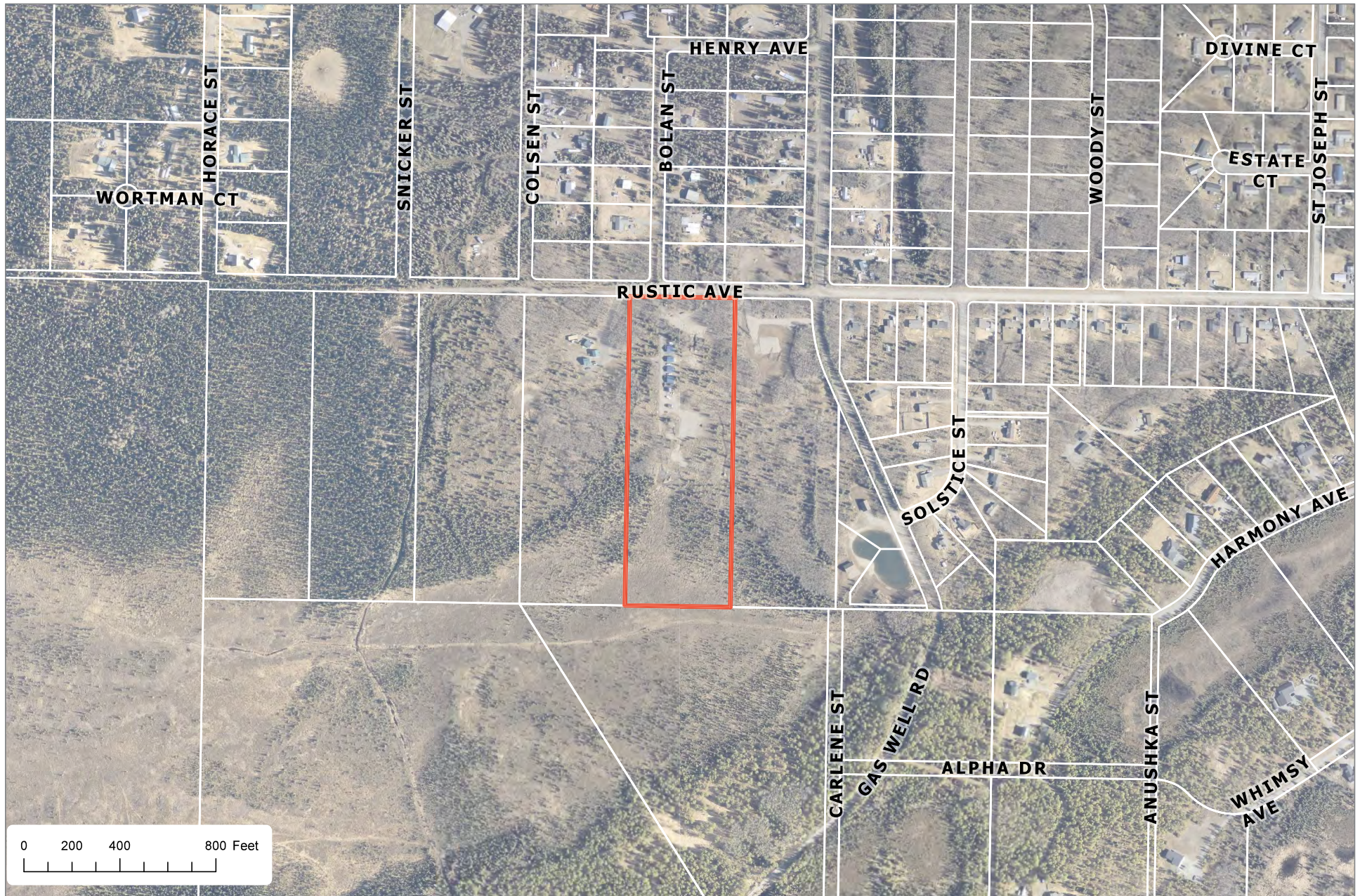
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

A DECISION OF THE PLAT COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Wetlands



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

LEGEND:

- 2 1/2" GLO BRASS CAP MON. FOUND AS SHOWN
- 3 1/4" ALUM. CAP MON. FOUND AS SHOWN
- 2 1/2" ALUM. CAP MON. FOUND AS SHOWN
- 2 1/2" ALUM. CAP MON. LUBRICATION SET
- 5/8" REBAR W/PLASTIC CAP L.S. (1788 FOUND)
- 5/8" REBAR W/PLASTIC CAP LUBRICATION SET
- () RECORD DATUM PLAT 2014-49 RFD



NOTES:

- 1) Basis of bearing taken from Mytic Fields Subdivision, Plat 2014-48, Kenai Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way and public access easements unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) An exception to KPB 20.30.170, Block (width), was granted by the Plat Committee at the meeting of March 13, 2017.
- 4) Covenants, conditions and restrictions which affect title (but are recorded as document number 2018-00558-0, Kenai Recording District).
- 5) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
- 6) Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable.
- 7) Front 15 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines is a utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- 8) WASTEWATER DISPOSAL: These lots are at least 800,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

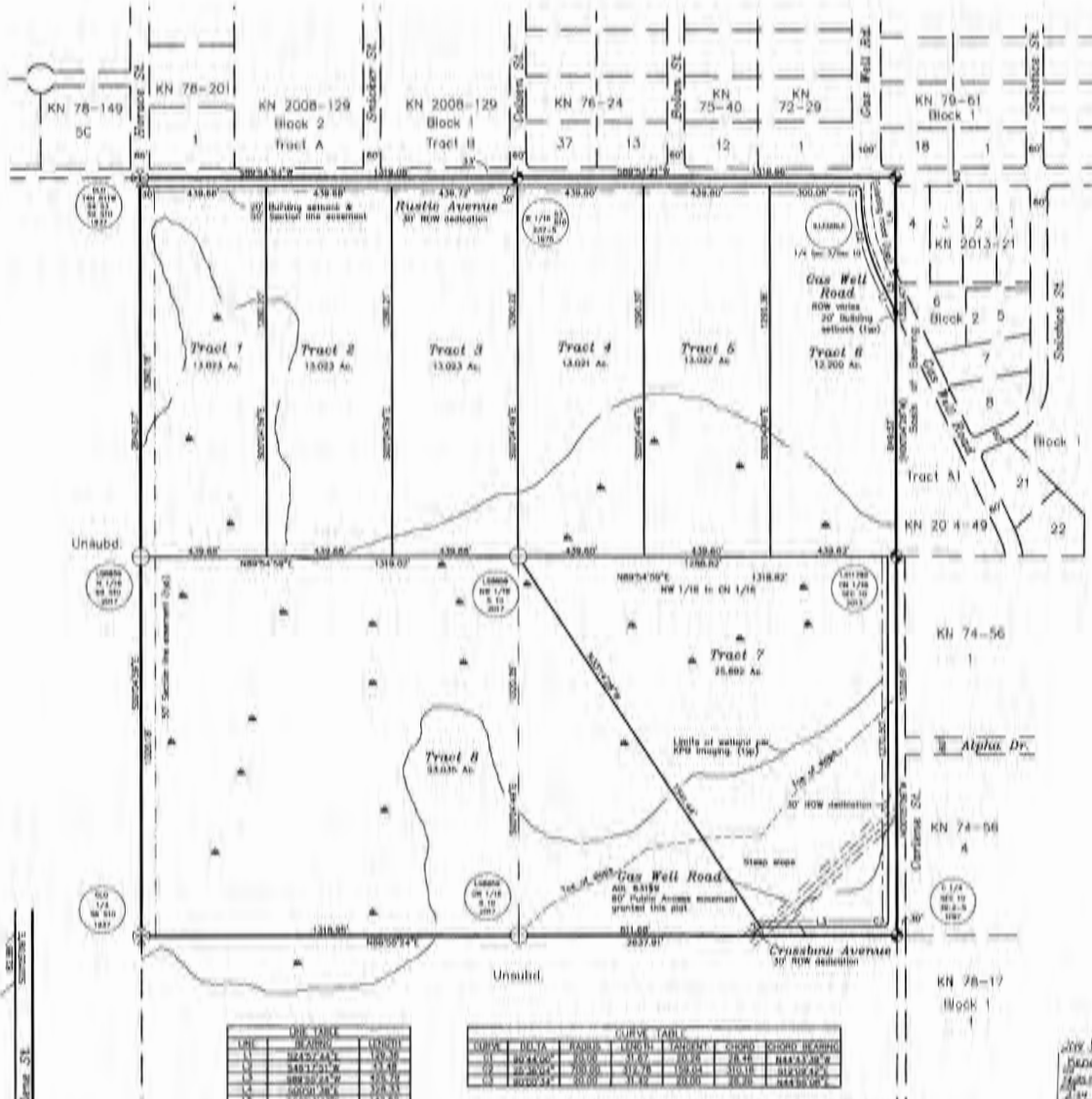
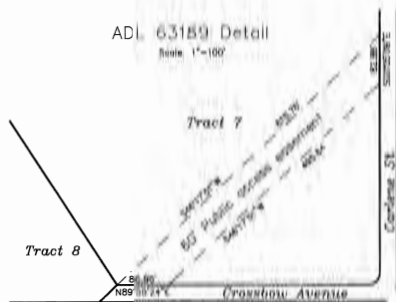


SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska. This plat represents a survey made by me or under my direct supervision. The monuments shown hereon actually exist as described, and all dimensions and other details are correct.

Date: 6-26-18

ADL 63189 Detail
Scale: 1"=100'



LINE	BEARING	LENGTH
1	S24°57'44"E	120.35
2	S48°12'51"E	11.48
3	S68°30'21"E	275.75
4	S60°00'38"E	125.33
5	S60°00'43"E	141.87

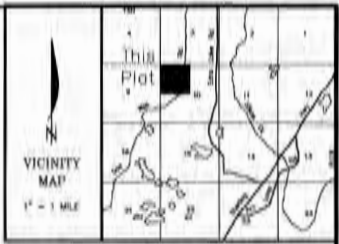
CURVA	DELTA	RADIUS	LENGTH	TANGENT	CHORD	SIGHTED BEARING
1	30°44'00"	20.00	31.67	20.00	28.44	S44°33'30"W
2	28°36'04"	700.00	311.78	629.04	310.18	S14°08'14"E
3	30°00'34"	20.00	31.74	20.00	28.20	S44°33'00"E

AMENDMENT AFFIDAVIT

The changes to this plat are as follows: Change the ADL number for Gas Well Road from 63189 to 63190.
The above recitation constitutes the sole changes made to the plat aside from the notation as the recitation block on the plat. The above recitation does not affect any other existing rights. I am therefore submitting this plat for filing as corrected.

John P. Seaborn
Surveyor

6-25-18



CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADAPT THIS PLAN OF SUBDIVISION AND BY MY FILE HEREON DEEDS ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ALLEN PETERSON
7800 LONESOME RD.
WISCONSIN RAPIDS, WI 54485

NOTARY'S ACKNOWLEDGMENT

For Allen Peterson
ACKNOWLEDGED BEFORE ME THIS 10th DAY OF June 2018

Notary Public for
BY COMMISSION EXPIRES 4-1-2020



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 9, 2018

KENAI PENINSULA BOROUGH

Authorized Official

Amended

KPB FILE No. 2017-08581

Peterson Forest Subdivision

Located within the NW1/4 Section 10, T49, R11W, S4M, Kenai Recording District, Kenai Peninsula Borough, Alaska.

Surveyor Negeness Surveys 30485 Rosland Rd. Soldotna, AK 99689 (907) 885-8900	Client Allen Peterson 7800 Lonesome Rd. Wisconsin Rapids, WI 54485
Job No. 16118 SURVEYED Nov. 2016 FIELD BOOK 16-2	Scale GRAPH: 6"=11.18' SCALE: 1"=200' SHEET: 1 of 1

Page 1 of 1



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 10/23/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one tract into two tracts.

KPB File No. 2025-033

Petitioner(s) / Land Owner(s): Bella Haven Trust of Kenai, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, November 17, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

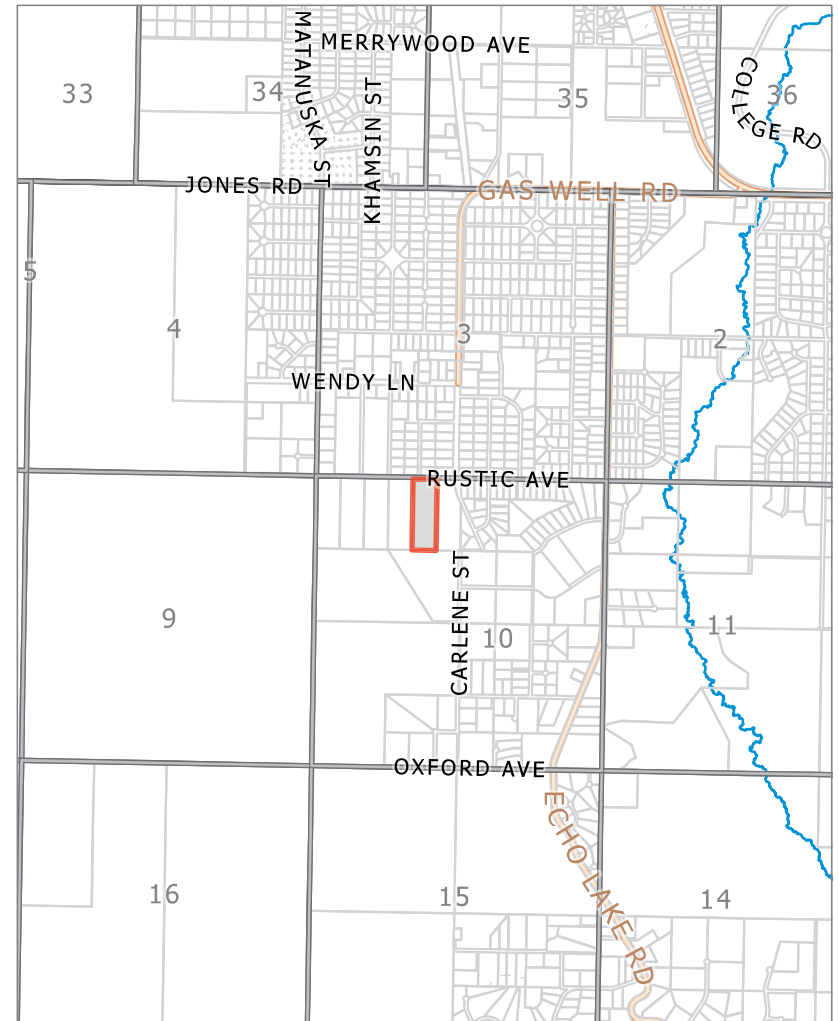
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, November 14, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 10/27/2025



KPB File 2025-033
T 4N R11W Sec 10
Kalifornsky

LEGEND:

- 3 1/4" ALUM. CAP. MONUMENT 237-S 1975 FOUND
- 2 1/2" ALUM. CAP. MONUMENT ILLEGIBLE FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 SET
- () RECORD DATUM PLAT 20-B-51 KR
- AREA SUBJECT TO INUNDATION

NOTES:

- 1) Basis of bearing taken from Peterson Forest Subdivision Amended Plat 2018-51, Kenai Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) Covenants, conditions, and restrictions which affect this subdivision are recorded as document number 2018-00558-0, Kenai Recording District. The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.
- 4) This plat is subject to reservations contained in State of Alaska Patent recorded in Book 38 Page 276 Kenai Recording District.
- 5) There is a 50 foot road reservation on both sides of the section line as created by A.S. 19.10.010.
- 6) An exception to KPB 20.30.170, Block length, was granted to the parent plat by the Plat Committee at the meeting of March 13, 2017.
- 7) Front 15 feet adjacent to right-of-ways and 20 feet within 5 feet of the side lot lines is a utility easement per KN 2018-51. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- 8) WASTEWATER DISPOSAL: Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences. An Engineer's Subdivision and Site Report is available from the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a qualified engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

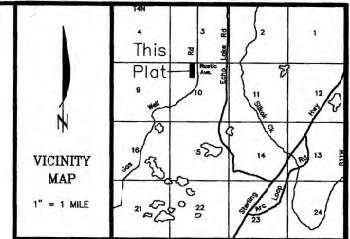
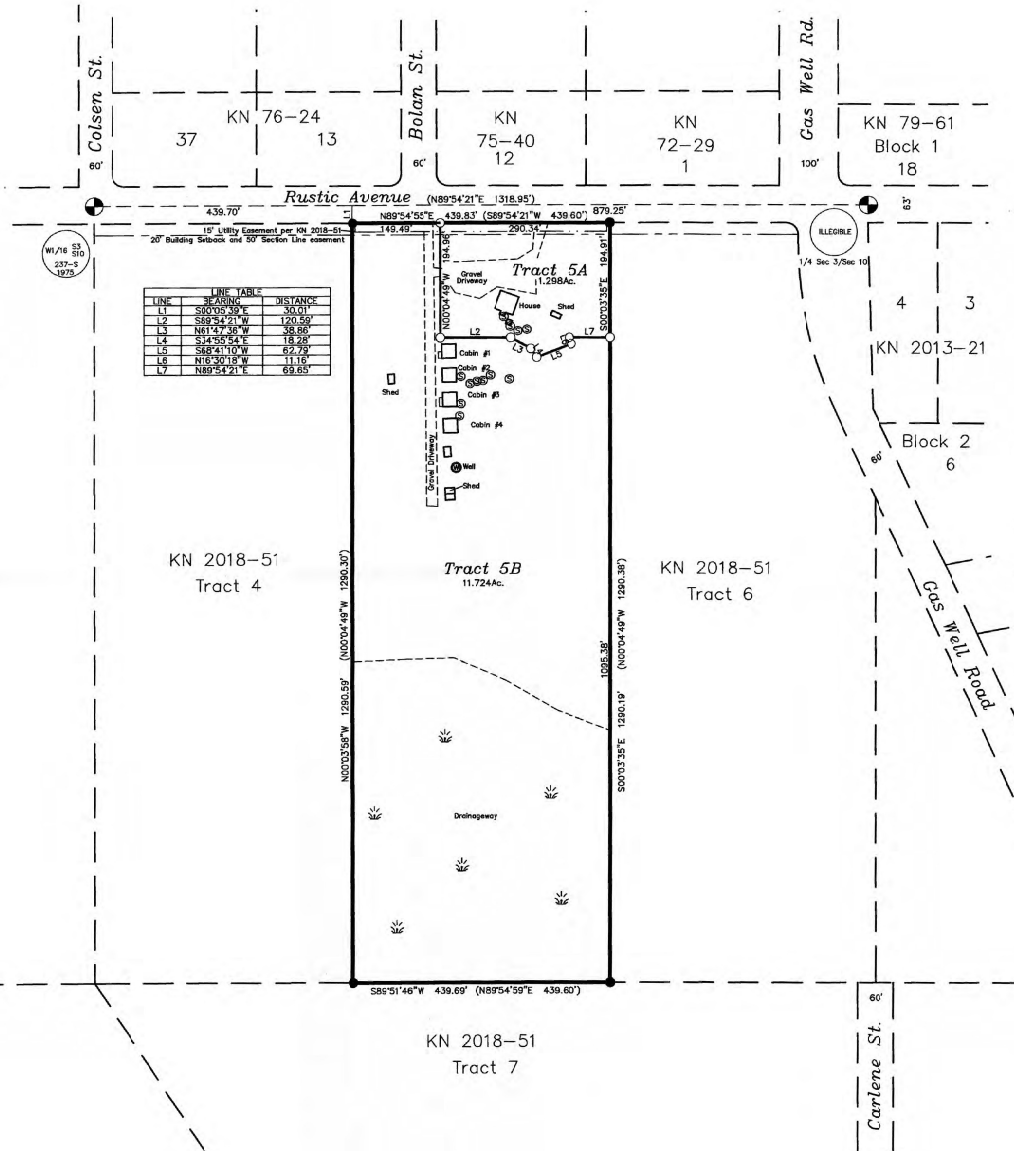
Engineer License No. date



SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown herein actually exist as described, and all dimensions and other details are correct.

Date



CERTIFICATE of OWNERSHIP and DEDICATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE BELLA HAVEN TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF THE BELLA HAVEN TRUST, WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

GEOFFREY E. KNUTH, TRUSTEE BELLA HAVEN TRUST
2241 BEAVER LOOP ROAD
KENAI, ALASKA 99611

NOTARY'S ACKNOWLEDGEMENT

FOR
ACKNOWLEDGED BEFORE ME THIS DAY OF 20

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES

NOTARY'S ACKNOWLEDGEMENT

FOR
ACKNOWLEDGED BEFORE ME THIS DAY OF 20

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.040.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

KPB FILE No. 2025-033

Peterson Forest Subdivision Bella Addition

A resubdivision of Tract 5 Peterson Forest Subdivision Amended Plat 2018-51, Kenai Recording District.

Located within the NE1/4 NW1/4 Section 10, T4N, R11W, S.M., Kenai Peninsula Borough, Alaska.

Containing 13.027 Ac.

Surveyor Segesser Surveys 30435 Reiland St. Soldotna, AK 99669 (907) 262-3909	Owner Bella Haven Trust 2241 Beaver Loop Rd. Kenai, Alaska 99611
JOB NO. 25008	DRAWN: 9-29-25
SURVEYED: May, 2025	SCALE: 1"=100'
FIELD BOOK: 24-4	SHEET: 1 of 1

KPB 2025-033

E. NEW BUSINESS

- 2. Timberline Rush Patch Replat; KPB File 2025-162**
Mullikin Surveys / Rush, Patch
Location: East End Road & Cannonball Circle
Fritz Creek Area

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
TIMBERLINE RUSH – PATCH REPLAT**

KPB File No.	2025-162
Plat Committee Meeting:	November 17, 2025
Applicant / Owner:	David Lawrence Rush and Diane Patch of Homer, AK
Surveyor:	Christopher Mullikin / Mullikin Surveys LLC
General Location:	East End Road and Cannonball Circle, Fritz Creek Area

Parent Parcel No.:	172-210-65 and 172-210-70
Legal Description:	T 5S R 12W SEC 32 SEWARD MERIDIAN HM 0790024 TIMBERLINE SUB ADDN NO 1 LOT 3A BLK 1 AND HM 0830094 TIMBERLINE THREE SUB LOT 3
Assessing Use:	Residential
Zoning:	Rural Unrestricted

STAFF REPORT

Upon review of the submittal, staff has determined there was insufficient information to proceed until clarified. If there is anyone wishing to speak on the item, they may do so, but will be no decision made.

END OF STAFF REPORT



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 10/21/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide two lots in to two lots with reconfigured lot lines.

KPB File No. 2025-162

Petitioner(s) / Land Owner(s): David Lawrence Rush and Diane Patch of Homer, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, November 17, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

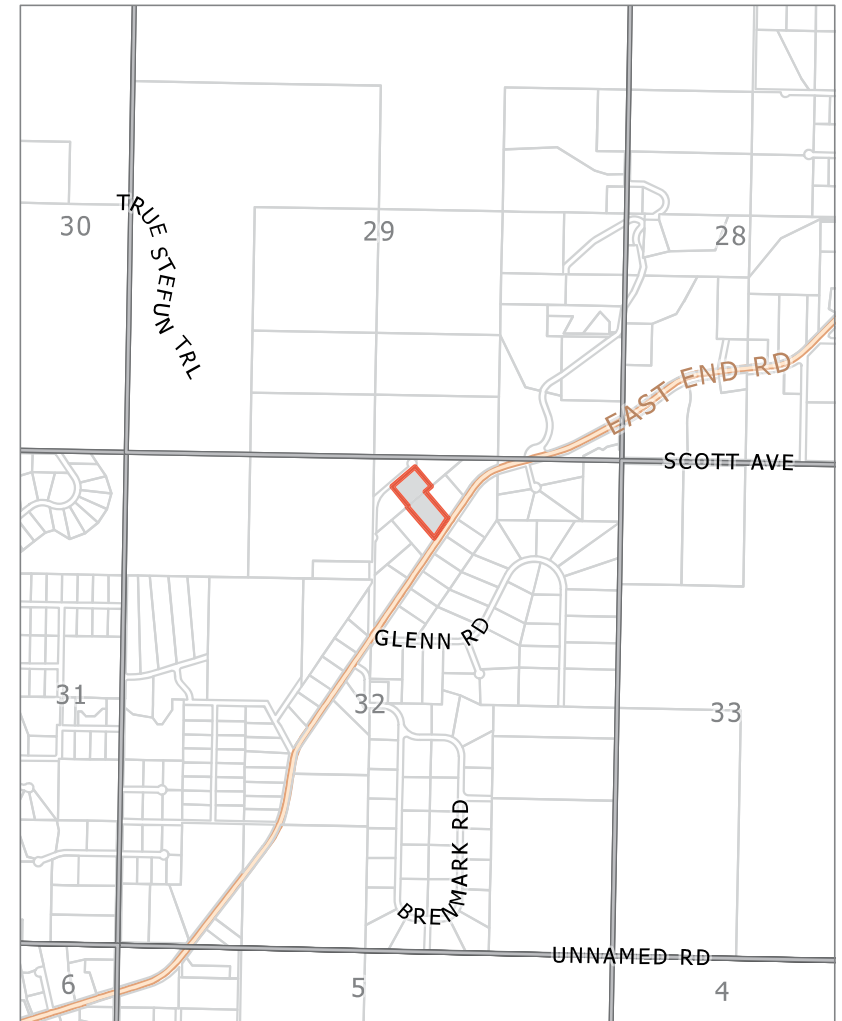
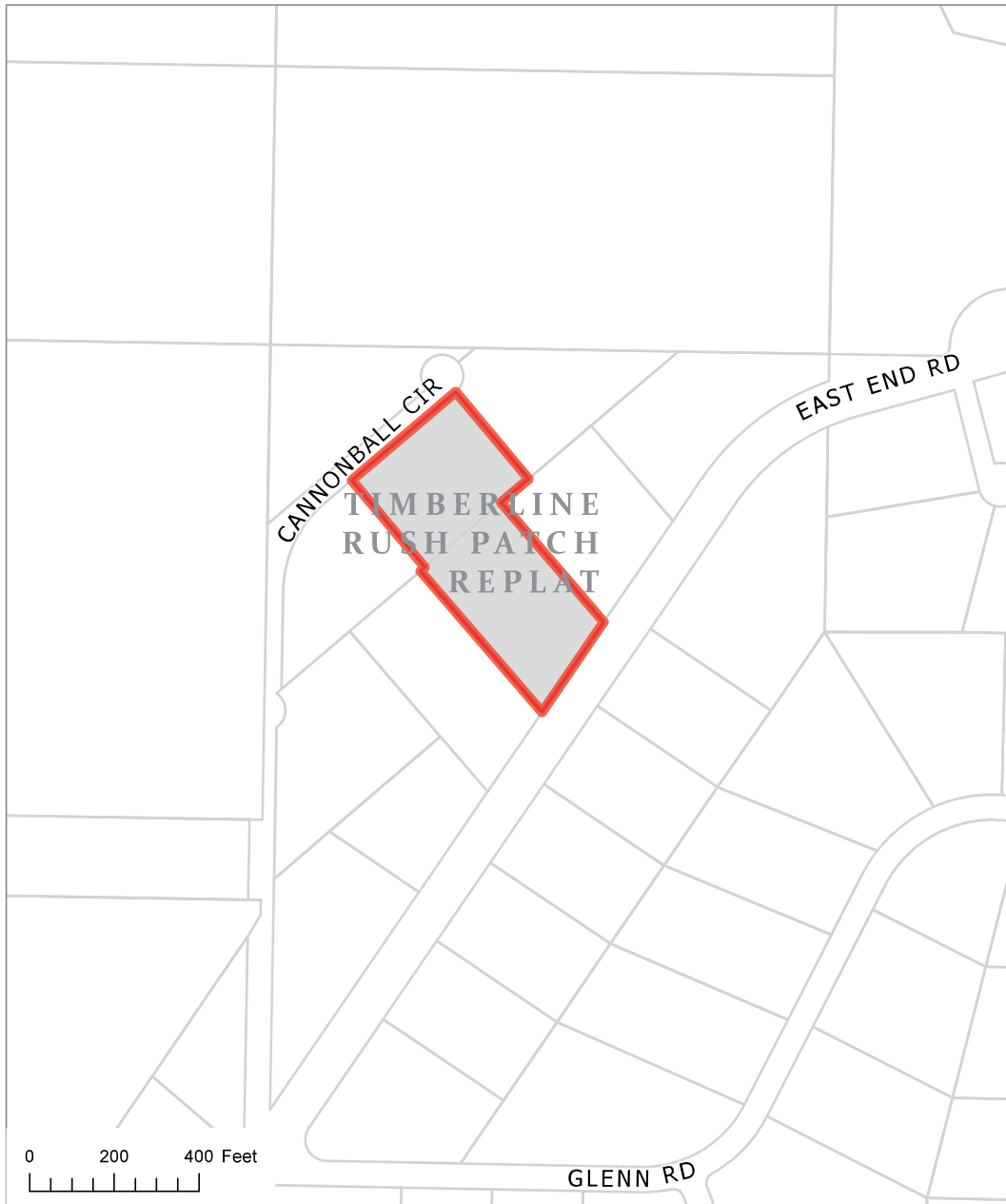
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, November 14, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

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For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 10/27/2025



KPB File 2025-162
T 05S R12W SEC32
Fritz Creek

NOTES:

1. The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble R-10 survey grade receivers, differentially corrected and processed using Spectra Geospatial Survey Pro 6.8.1.7.
2. Building Setback - A setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate planning commission.
3. The front 10 feet of the 20 feet building setback is a utility easement.
4. Lot 3B-1, this subdivision is subject to an easement for electric line or system and/or telephone lines together with right to enter, maintain, repair, and clear shrubbery, granted to Homer Electric Association, Inc. as outlined in Document No. 2013-003892-0, Homer Recording District.
5. Lot 3B-2, this subdivision is subject to an easement and right-of-way for access, ingress, and egress, along the northeasterly 10 feet for a distance of 25 feet from East End Road, as outlined in Book 204, Page 784, Homer Recording District.
6. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
7. The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.
8. Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
9. No direct access to state maintained right-of-way permitted unless approved by the State of Alaska Department of Transportation.
10. Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

WASTEWATER DISPOSAL

Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences. An Engineer's Subdivision and Soil Report is available from the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a qualified engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

(signature of Engineer) License # _____ Date _____

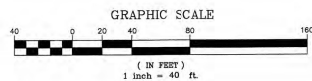
LEGEND

- Found 1" Yellow Plastic Cap on 1/2" Rebar, 3686-S
- Found 2" Aluminum Cap on 5/8" Rebar, 78°0-S 1994
- Found 1/2" Rebar
- Record Brass Cap Monument, E 1/16, 248-S 1976
- Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2025
- (RT) Record Measurements Per HM 79-24, Timberline Subdivision Addition No. 1
- (R2) Record Measurements Per HM 83-94, Timberline Three

----- Easement Line
----- Setback Line

Areas over 20% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)

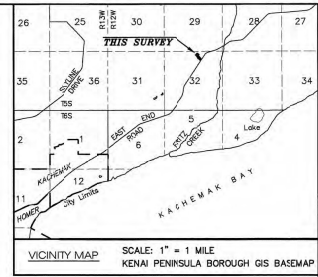
Wetlands Area defined as Riverine per the Kenai Watershed Forum (KWF)



SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: _____
Registration No.: 14449-S
Christopher L. Mullikin,
Professional Land Surveyor



CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the real property shown and described hereon and that I hereby accept the plan of subdivision and by my free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Diane Patch Lot 3B-1
39042 Cannonball Circle
Homer, AK 99603

David Lawrence Rush Lot 3B-2
PO Box 533
Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT

For: _____
Acknowledged before me this _____ day of _____, 2025.

Notary Public for Alaska
My Commission expires: _____

For: _____
Acknowledged before me this _____ day of _____, 2025.

Notary Public for Alaska
My Commission expires: _____

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of August 25, 2025

Kenai Peninsula Borough, Authorized Official



TIMBERLINE RUSH-PATCH REPLAT

A SUBDIVISION/REPLAT OF LOT 3-A, BLOCK 1, TIMBERLINE SUBDIVISION ADDITION NO. 1, PLAT No. 79-24 AND LOT 3, TIMBERLINE 3, PLAT No. 83-94, HOMER RECORDING DISTRICT

LOCATED WITHIN THE NW1/4 NE1/4 OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 12 WEST, SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 4.339 ACRES

SURVEYOR	CLIENTS
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603	DAVID LAWRENCE RUSH HOMER, AK 99603 DIANE PATCH 39042 CANNONBALL CIRCLE HOMER, AK 99603
SURVEY DATE: 6/21 and 7/2025	SCALE: 1" = 40'
PLAT DATE: 9/29/2025	BOOK No.: 2203-1
CHECKED BY: CLM	FILE: TIMBERLINE SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No.: 2025-###

KPB 2025-162



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 10/21/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one parcel into three parcels.

KPB File No. 2025-163

Petitioner(s) / Land Owner(s): Debra Lynn and Mitchell C. Sanders of Hiawassee, GA

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, November 17, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

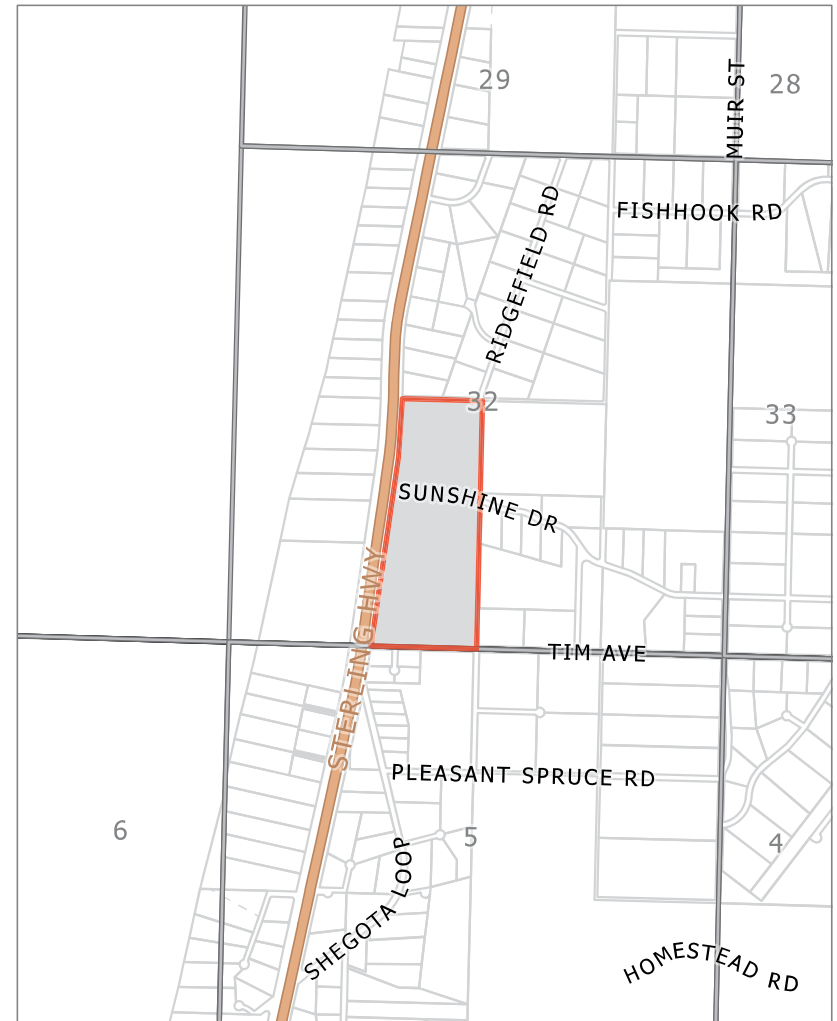
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, November 14, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

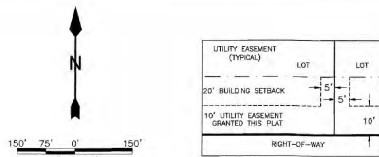
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 10/27/2025



KPB File 2025-163
T 02S R12W SEC32
Happy Valley



NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10' OF ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
3. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
5. STERLING HIGHWAY RIGHT-OF-WAY IS PER STATE OF ALASKA DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY PLAT PROJECT F-021-(1)(2) SHEETS 14 & 15 OF 30, HM83-423. THE POSITION OF THE RIGHT-OF-WAY WAS HELD BASED ON RECOVERED CONCRETE MONUMENTS, AND ADDITIONAL RECOVERED MONUMENTS PER RECORD OF SURVEY HM2020-09, PLAT 2015-13, AS SHOWN.
6. SUBJECT TO RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR USES THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES, AS DISCLOSED BY PUBLIC LAND ORDER NO. 601, DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 10, 1959; PUBLIC LAND ORDER NO. 1813, DATED APRIL 7, 1958, AND DEPARTMENT OF THE INTERIOR ORDER NO. 2665, DATED OCTOBER 16, 1951, AMENDMENT NO. 1 THEREO, DATED JULY 11, 1952 AND AMENDMENT NO. 2 THEREO, DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER.
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8. SUBJECT TO A 60' PUBLIC ROAD EASEMENT FOR SUNSHINE DRIVE AS FURTHER DESCRIBED IN DOCUMENT SERIAL NUMBER 2010-000661-4, RECORDED FEBRUARY 26, 2010, HOMER RECORDING DISTRICT.
9. SUBJECT TO A ROAD RESERVATION OF 33 FEET ALONG EACH SIDE OF THE SECTION LINE AS CREATED BY 43 U.S.C. 932, BEING DEDICATED AS THE NORTH HALF OF TIM AVE BY THIS PLAT.
10. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH Seward Mapped Flood Data Area AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDING'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.08 OF THE KENAI PENINSULA BOROUGH CODE. SEE UPDATED FEMA FIRM PANELS 01212C-1830L, EFFECTIVE 10/20/2015 FOR INFORMATION ON FLOODPLAIN ZONES D.
11. KPB GIS DATA SHOWS THERE ARE NO WETLANDS OR ANOMALOUS WATERS.

LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- SET PRIMARY MONUMENT AS DESCRIBED
- FOUND 1/2" REBAR
- FOUND 2" AL-CAP BY 57805, 1997
- FOUND 2" AL-CAP BY 75385, DATE SHOWN
- FOUND 6" X 8" CONCRETE MONUMENT
- FOUND 1" RPC BY 73255, 2007
- FOUND 5/8" REBAR W/ 2" AL-CAP BY 36865, 1984 AT BASE
- TO SET RPC ON 5/8" X 30" REBAR BY LS14488
- RECORD DATA PER HM2020-09RS
- RECORD DATA PER HM2023-13
- RECORD DATA PER HM2023-16
- RECORD DATA PER HM76-107
- RECORD DATA PER HM75-35
- COMPUTED DATA

APPROXIMATE SLOPES GREATER THAN 23% FROM KPB CONTOUR GIS DATA

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPT ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

TIM AVENUE RIGHT-OF-WAY
KENSINGTON AVENUE RIGHT-OF-WAY
SUNSHINE DRIVE RIGHT-OF-WAY

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL: _____ DATE: _____

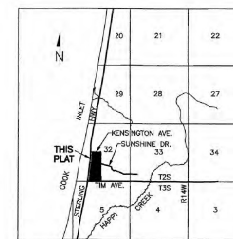
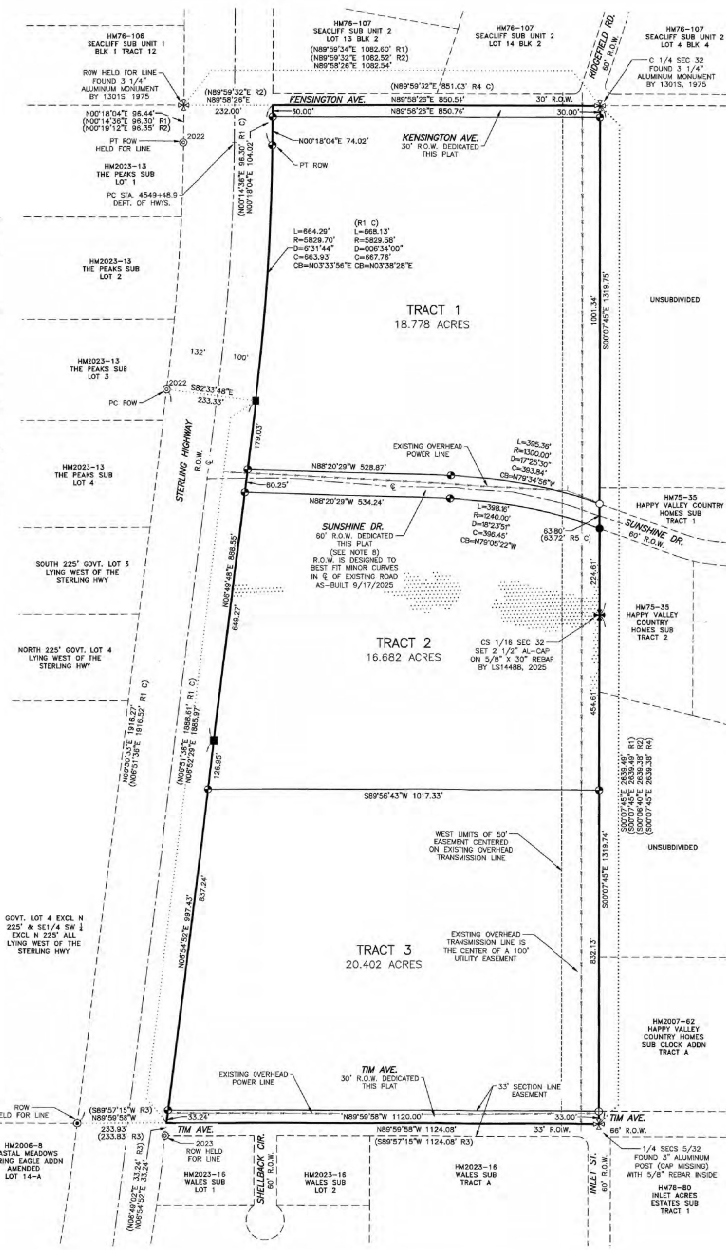
WASTEWATER DISPOSAL

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PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MM/DD/YYYY.

AUTHORIZED OFFICIAL: _____ DATE: _____



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DEBRA LYNN SANDERS
6310 LITTLE MOUNTAIN RD.
HIKMASSIE, GA 30548

MITCHELL C. SANDERS
6310 LITTLE MOUNTAIN RD.
HIKMASSIE, GA 30548

NOTARY ACKNOWLEDGMENT

FOR: DEBRA LYNN SANDERS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2025

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: MITCHELL C. SANDERS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2025

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

KPB FILE NUMBER: 2025-000

PENINSULA SURVEYING, LLC
10535 KATRINA BOULEVARD, NINLEIGH, AK 99639
(907) 556-7063

PLAT OF
SANDERS ESTATES

A SUBDIVISION OF
GOVERNMENT LOT 3 AND THE SE 1/4 SW 1/4 LYING EAST OF
THE STERLING HIGHWAY

LOCATED WITHIN
THE SW 1/4 SEC. 32, T15, R14W, S.M.,
HOMER RECORDING DISTRICT, KENAI
PENINSULA BOROUGH, ALASKA
CONTAINING 58.517 ACRES

OWNERS: DEBRA LYNN SANDERS
6310 LITTLE MOUNTAIN RD.
HIKMASSIE, GA 30548
MITCHELL C. SANDERS
6310 LITTLE MOUNTAIN RD.
HIKMASSIE, GA 30548

SCALE: 1" = 150'
DRAWN: BLT
CHECKED: JLS
DATE: OCTOBER 17, 2025
SHEET: 1 OF 1



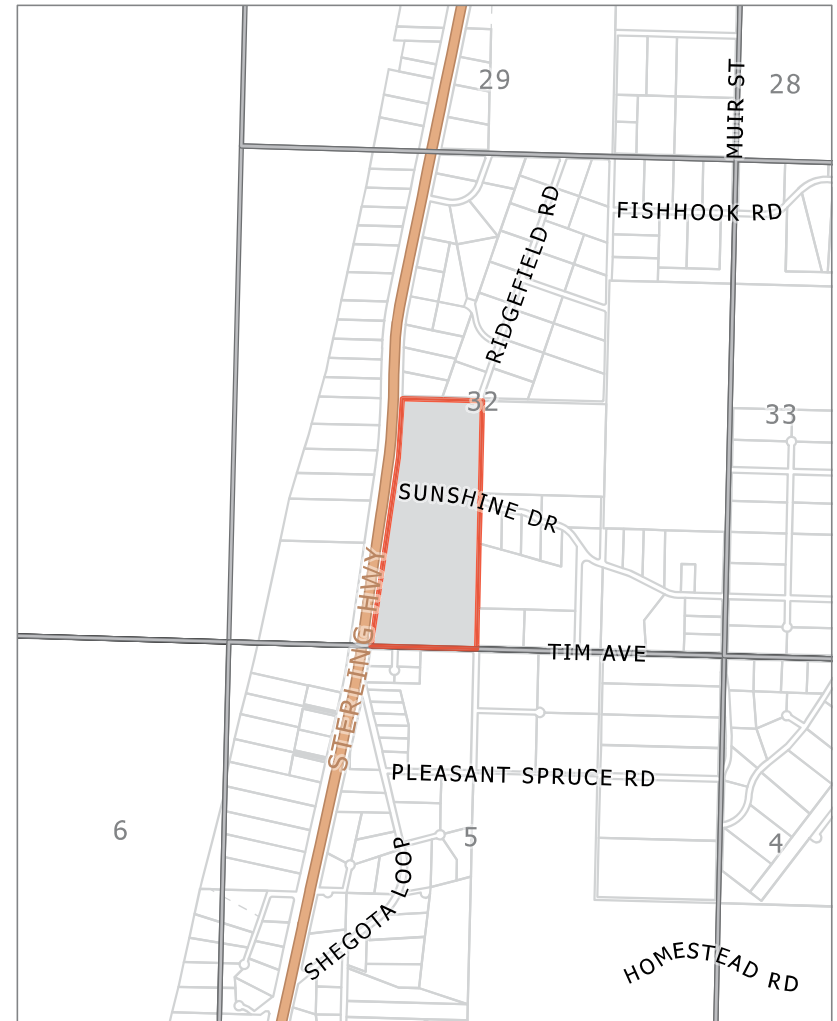
KPB 2025-163

E. NEW BUSINESS

3. Sanders Estates; KPB File 2025-163

Peninsula Surveying / Sanders

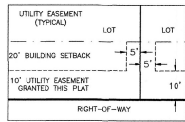
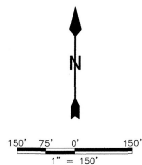
**Location: Sterling Highway, Kensington Avenue & Tim Avenue
Happy Valley Area**



KPB File 2025-163
T 02S R12W SEC32
Happy Valley



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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- TO SET RPC ON 5/8" X 30" REBAR BY LS14488
- (R1) RECORD DATA PER HM2020-09RS
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- (R4) RECORD DATA PER HM76-107
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KENSINGTON AVENUE RIGHT-OF-WAY
SUNSHINE DRIVE RIGHT-OF-WAY

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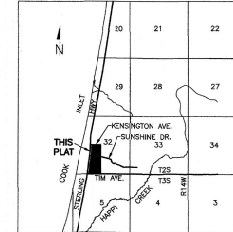
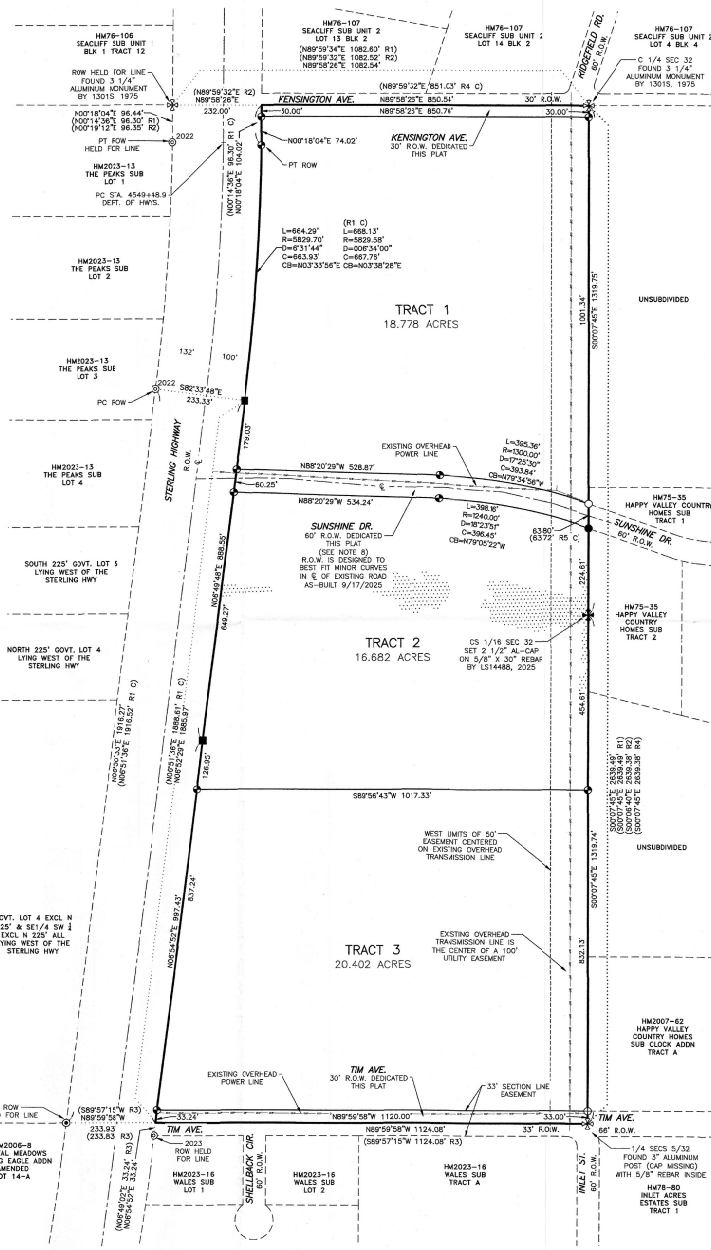
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PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MM/DD/YYYY.

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6310 LITTLE MOUNTAIN RD.
HIKMASSIE, GA 30548

MITCHELL C. SANDERS
6310 LITTLE MOUNTAIN RD.
HIKMASSIE, GA 30548

NOTARY ACKNOWLEDGMENT

FOR: DEBRA LYNN SANDERS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2025

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: MITCHELL C. SANDERS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2025

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

KPB FILE NUMBER: 2225-000

PENINSULA SURVEYING, LLC
10535 KATRINA BOULEVARD, NINILCHIK, AK 99639
(907) 556-7262

PLAT OF
SANDERS ESTATES

A SUBDIVISION OF
GOVERNMENT LOT 3 AND THE SE 1/4 SW 1/4 LYING EAST OF
THE STERLING HIGHWAY

LOCATED WITHIN
THE SW 1/4 SEC. 32, T2S, R14W, S4M,
HOMER RECORDING DISTRICT, KENAI
PENINSULA BOROUGH, ALASKA
CONTAINING 58.577 ACRES

OWNERS: DEBRA LYNN SANDERS
6310 LITTLE MOUNTAIN RD.
HIKMASSIE, GA 30548
MITCHELL C. SANDERS
6310 LITTLE MOUNTAIN RD.
HIKMASSIE, GA 30548

SCALE: 1" = 150'
DRAWN: BLT
CHECKED: JLS
DATE: OCTOBER 17, 2025
SHEET: 1 OF 1



KPB 2025-163

AGENDA ITEM E. NEW BUSINESS

ITEM #3 - PRELIMINARY PLAT
SANDERS ESTATES

KPB File No.	2025-163
Plat Committee Meeting:	November 17, 2025
Applicant / Owner:	Debra Lynn and Mitchell C. Sanders of Hiawassee, Georgia
Surveyor:	Jason Young, Peninsula Surveying, LLC
General Location:	Sterling Highway, Kensington Avenue and Tim Avenue, Happy Valley Area

Parent Parcel No.:	159-080-11
Legal Description:	T 2S R 14W SEC 32 SEWARD MERIDIAN HM GOVT LOT 3 & SE1/4 SW1/4 LYING EAST OF STERLING HWY
Assessing Use:	Commercial RV Park
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.030 Proposed Street Layout

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide an existing unsubdivided parcel into three tracts. It also includes the partial dedication of Kensington Avenue and Tim Avenue, along with the full dedication of Sunshine Drive.

Location and Legal Access (existing and proposed):

Multiple access points serve the parcel: Kensington Avenue to the north, Sunshine Drive centrally located, and Tim Avenue to the south. All three roads are borough-maintained and connect to the Sterling Highway, a state-maintained road. **Staff recommendation based on DOT review comments:**

Add the following plat notes:

- The platting action voids any previous issued permits. Land owners will need to reapply for driveway access permits to state road and right-of-way access.
- No direct access to the Sterling Highway for Tracts 1 and 3.

The proposed plat dedicates 30 feet to Kensington Avenue and 33 feet to Tim Avenue, meeting the 60-foot right-of-way width requirement in accordance with KPB 20.30.120.

An exception to 20.30.030 (Proposed Street Layout) has been requested regarding the continuation of roads along the eastern boundary. This request will be addressed later in the staff report.

A 60-foot public road easement for Sunshine Drive is recorded under document 2010-000661-0, HRD. The proposed plat dedicates the road as described in that document. **Staff recommends** a termination document for the easement be prepared and submitted with the final plat, to be recorded concurrently. Platting Staff will provide specific recording instructions to the Records Office.

The block is defined by Kensington Avenue to the north, Sunshine Drive located centrally, Tim Avenue to the South and the Sterling Highway to the west and Evening Street and Devynn Street to the east. The block length is non-compliant due to the distances exceeding the code limit.

A 66-foot section line easement is located within Tim Avenue as depicted and labeled on the preliminary plat.

KPB Roads Dept RSA review	Out of Jurisdiction: No
---------------------------	-------------------------

	Roads Director: Uhlin, Dil Comments: RSAS has no objection at this time
SOA DOT&PF comments	○ No objections on the proposed plat. ○ No direct access to Sterling Highway for Tract 1 and 3. ○ Please add a plat note: "No direct access to the Sterling Highway for Tract 1 and Tract 3." ○ Recommend Tract 1 take access from Kensington Ave and other proposed internal roads. ○ Recommend Tract 3 take access from Tim Ave and other proposed internal roads. ○ Recommend Tract 2 take access from Sunshine Dr. ○ Applicant will need to apply for a driveway permit for Tract 2. ○ Platting actions invalidate existing driveway permits. Apply for a new driveway permit for existing access to Sterling Highway. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with regional permit officer, if you have any questions.
SOA DOT ROW comments	The note below Tim Ave says 30' ROW dedicated while Note 9 says 33' dedicated over the Section Line Esmt.

Site Investigation:

No improvements are depicted on the preliminary plat. Based on a comparison with KPB GIS Imagery and KPB Assessing records, a mobile home park is located on the southern portion of the property. Upon finalization, this mobile home park will be situated within Tract 3. There does not appear to be any encroachment issues.

According to the KWF Assessment, there are no wetlands present on the subject property.

Contour data from KPB Imagery indicates slopes exceeding 20%, sloping from north to south, located south of Sunshine Drive. These areas are delineated as shaded portions on the preliminary plat.

The KPB River Center Reviewer has identified the proposed plat to be within a FEMA-mapped Flood Hazard Area, Zone D, a non-regulatory zone. The preliminary plat includes the required Flood Hazard Notice per KPB 20.30.280, correctly identifying the FEMA flood zone and map panel.

Additionally, the proposed plat is not located within a Habitat Protection District, as confirmed by the KPB River Center Reviewer.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Within non-regulatory Zone D, an area with undetermined flood risk. Flood Zone: D Map Panel: 02122C-1830E In Floodway: False Floodway Panel: B. Habitat Protection
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	Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No Response

Staff Analysis

The proposed plat is the first subdivision of Government Lot 3 and the SE1/4 SW1/4 lying east of the Sterling Highway, within Section 32, Township 2 South, Range 14 West, Seward Meridian, Alaska. It proposes to subdivide the land into three Tracts. In addition, the plat dedicates matching right-of-way widths for Kensington Avenue and Tim Avenue, as well as the full dedication of Sunshine Drive.

Each proposed Tract exceeds 200,000 square feet in area; therefore, a soils report is not required. The appropriate Wastewater Disposal note has been included on the plat per KPB 20.40.030.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

Utility Easements

An electrical easement was granted to HEA as recorded in Book 17, Page 9, HRD, and is referenced on the plat as note number 7.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

The proposed plat grants a 10-foot-wide utility easement adjacent to all rights-of-way, which expands to 20 feet within 5 feet of side lot lines. This configuration is noted plat note number 2 illustrated in the typical lot drawing.

Following review of the preliminary plat, HEA has requested an additional easement. Details of this request are included in the staff packet. **Staff recommends** that the requested easement be added to the final plat.

Utility provider review:

HEA	See Comment
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: 68600 TIM AVE Existing Street Names are Correct: Yes List of Correct Street Names: STERLING HWY, SUNSHINE DR, KENSINGTON AVE, TIM AVE, SHELLBACK CIR, INLET ST
-------------------	--

	Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 68600 TIM AVE will remain with Tract 3
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing Review	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

- Modify the KPB File Number to 2025-163

PLAT NOTES TO ADD

- Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program (KPB 14.06).
- No access to state maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.

KPB 20.25.070 – Form and contents required

Staff recommendation: *final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.*

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

Staff recommendation:

- Please add identification to the line within Section 29 or remove
- Please add a label for section 6

- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;

Staff recommendation:

- CTP# 7 to be vacated by separate document by owner and sent to recorder's office with plat. Specific instructions will be sent to recorders office by platting staff.
- Label for Tim Avenue width should be 33'

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: *final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.*

20.30.170. Blocks-Length requirements. Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state-maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

EXCEPTIONS REQUESTED:

A. KPB 20.30.030 Proposed Street Layout

Surveyor's Discussion: An exception is requested to the above code for the omission of a ROW dedication along the east boundary.

The Surveyor/Applicant has submitted the following proposed Findings in support of the exception request.

1. The Sterling Hwy provides maintained access to the north and south of this proposed subdivision along the west boundary. This is a State maintained highway that is open all year to all vehicles.
2. The block length along the south boundary is 1,120' and along the north boundary is 850'. This falls below the maximum block length allowed per KPB 20.30.170 Blocks-Length Requirement.
3. Access is provided through the middle of the proposed subdivision by Sunshine Dr., a constructed crown and ditch road.
4. Devynn and Evening St. are the next ROWs to the east along Sunshine Dr. At this time, neither of these have been developed.
5. From the northeast corner of the proposed subdivision, Ridgefield Rd., which is constructed trends north-northeast.
6. All parcels adjacent to this subdivision currently have legal access by easement or dedication. A dedication along the east boundary is not needed to provide access at this time.
7. The owners of the parent parcel would like to maintain these three large tracts for the enjoyment of space and privacy.
8. Each lot is of sufficient acreage that future subdivision is potential and could improve north/south connectivity with more thoughtful layout than just following the east property line.
9. It seems unrealistic to construct a public road underneath the high voltage HEA transmission line which runs parallel to and within 45' of the east boundary.

Staff Discussion:

20.30.030. - Proposed street layout—Requirements.

A. The streets provided on the plat must provide fee simple right-of-way dedications to the appropriate governmental entity. These dedications must provide for the continuation or appropriate projection of all streets in surrounding areas and provide reasonable means of ingress for surrounding acreage tracts. Adequate and safe access for emergency and service vehicle traffic shall be considered in street layout.

20.30.120. Streets-Width requirements.

A. The minimum right-of-way width of streets shall be 60 feet.

1. Half streets shall generally not be allowed except to provide the logical extension of a right-of-way where the remaining half street can reasonably be expected to be dedicated in the future.

Findings.

10. The plat directly to the south (HM 2023-16) dedicated Inlet Street, located within the HEA transmission line easement.
11. The plat directly to the north (HM 76-107) dedicated Ridgefield Road, parallel to the HEA transmission line easement.
12. Slopes greater than 20% are located south of Sunshine Drive.
13. Located south of Sunshine Drive, adjacent parcels to the east have been platted and requesting the additional width is not feasible per KPB 20.30.120.
14. According to KPB GIS imagery, Tract 2, Plat 75-35, appears to have a house constructed in the location where the matching right-of-way would be requested.
15. Located north of Sunshine Drive, the adjacent parcel to the east is unsubdivided and it is logical to expect matching dedication if subdivided in the future.
16. The block is currently incomplete on the east, dedication of a right-of-way along the east would create a complete block.
17. The block length on the north half from Kensington Avenue to Sunshine Drive is approximately 1,091 feet.
18. The block length on the south half from Tim Avenue to Sunshine Drive is approximately 1,580 feet.
19. SOA DOT&PF have reviewed the plat and provided comments recommending the proposed tracts be limited to internal roads.

Staff reviewed the exception request and recommends granting approval for the south portion from Sunshine Drive to Tim Avenue and to require a 30-foot dedication on the north portion from Kensington Avenue to Sunshine Drive.

Staff recommends the Committee (or Commission, as applicable) select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under KPB Title 20, the Committee may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in writing and presented to the Committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The Committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown
Findings 6, 8-9, and 15-19 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 6-9, and 10-15 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 2-6, 8-9, 12-19 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

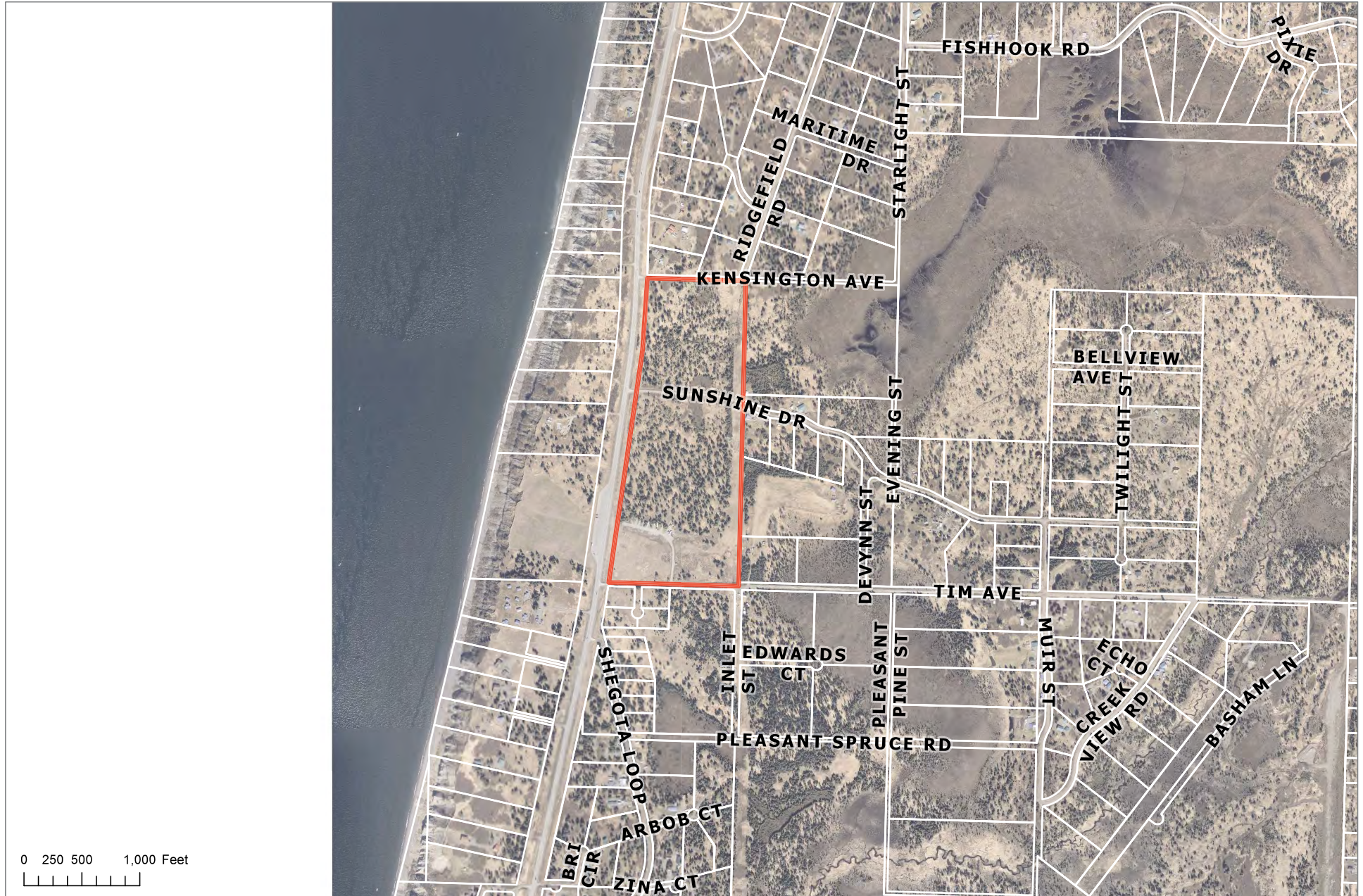
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

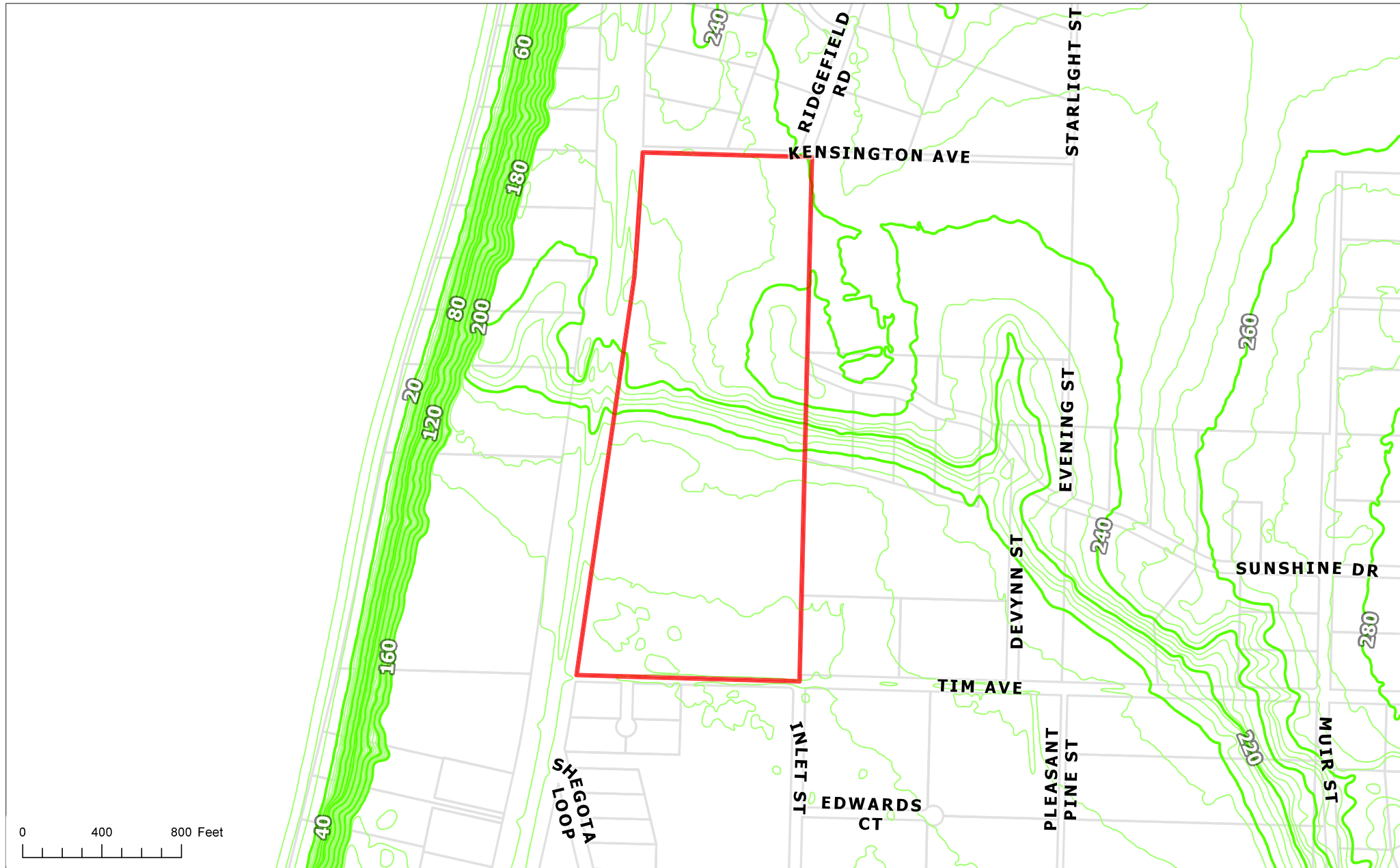
IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

A DECISION OF THE PLAT COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT



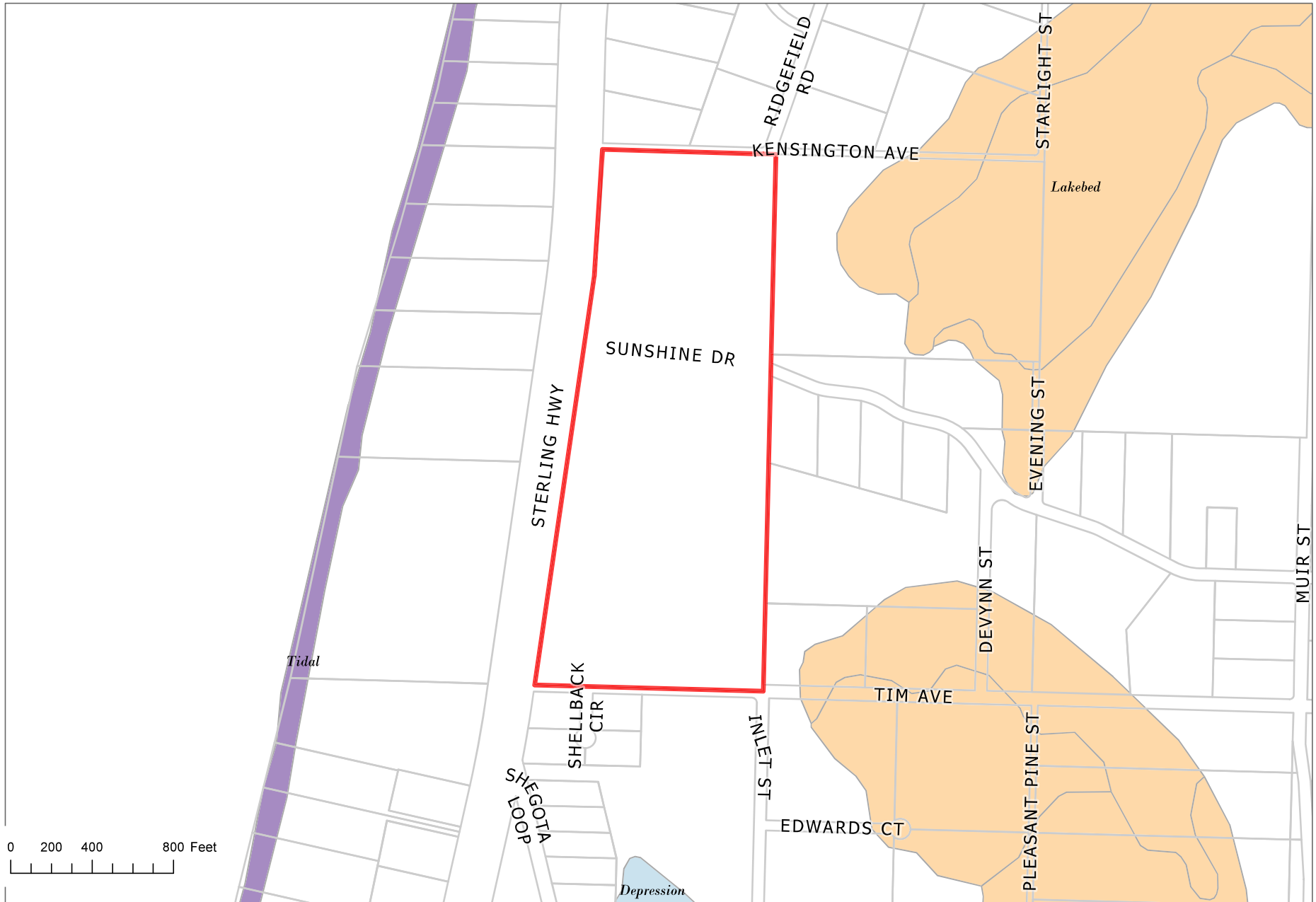
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Wetlands



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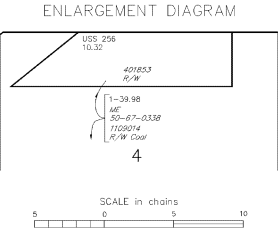
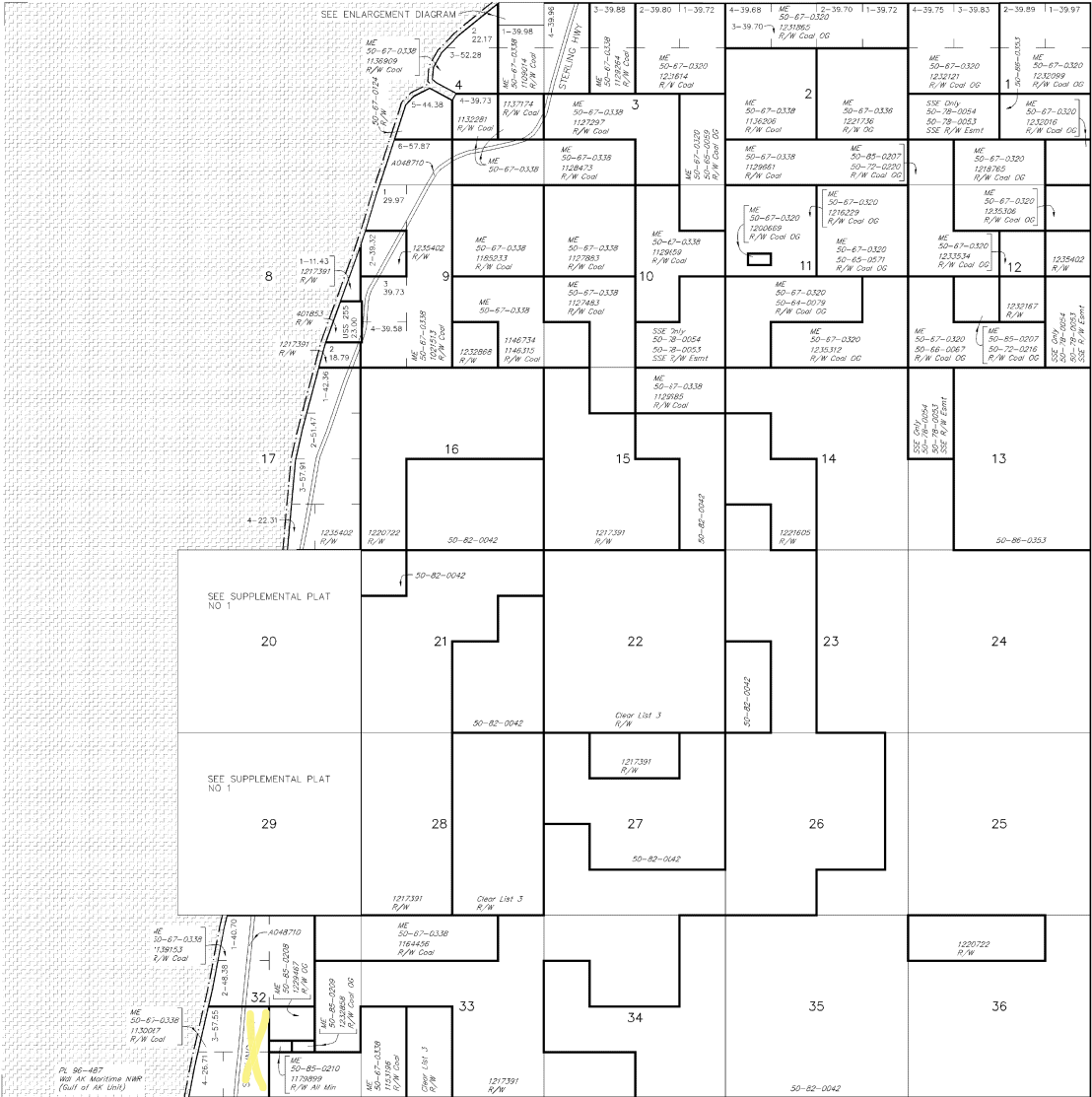
SURVEYED TOWNSHIP 2 SOUTH RANGE 14 WEST OF THE SEWARD MERIDIAN, ALASKA

STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

MTP

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

A058732 SS Reserved Min Estate Only



WARNING: This plat is the Bureau's Record of Title, and should be used only as a graphic display of the township survey data. Records herein do not reflect title changes which may have been effected by isolated movements of rivers or other bodies of water. Refer to the cadastral surveys for official survey information.

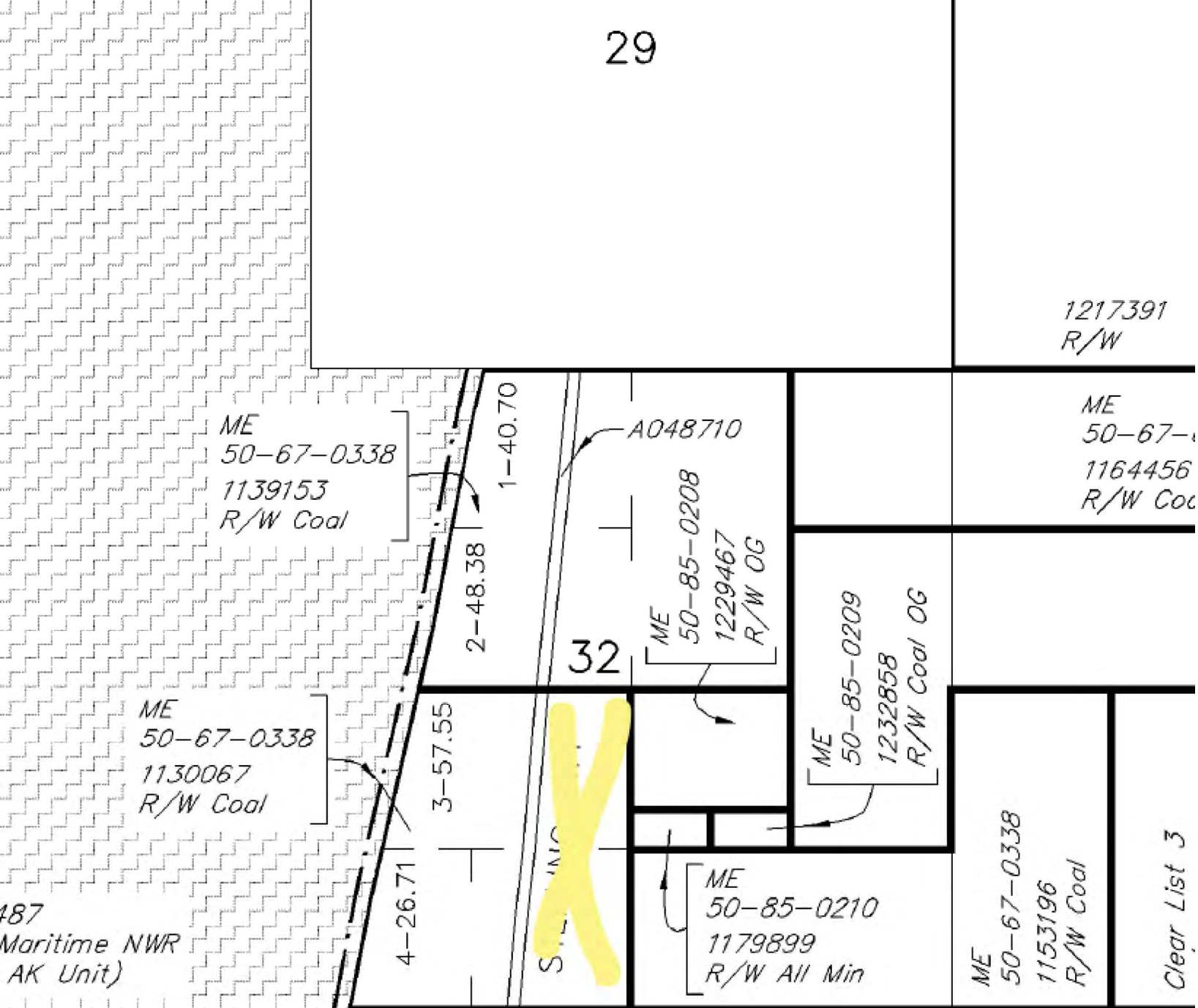
CURRENT TO	Sew Mer
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89

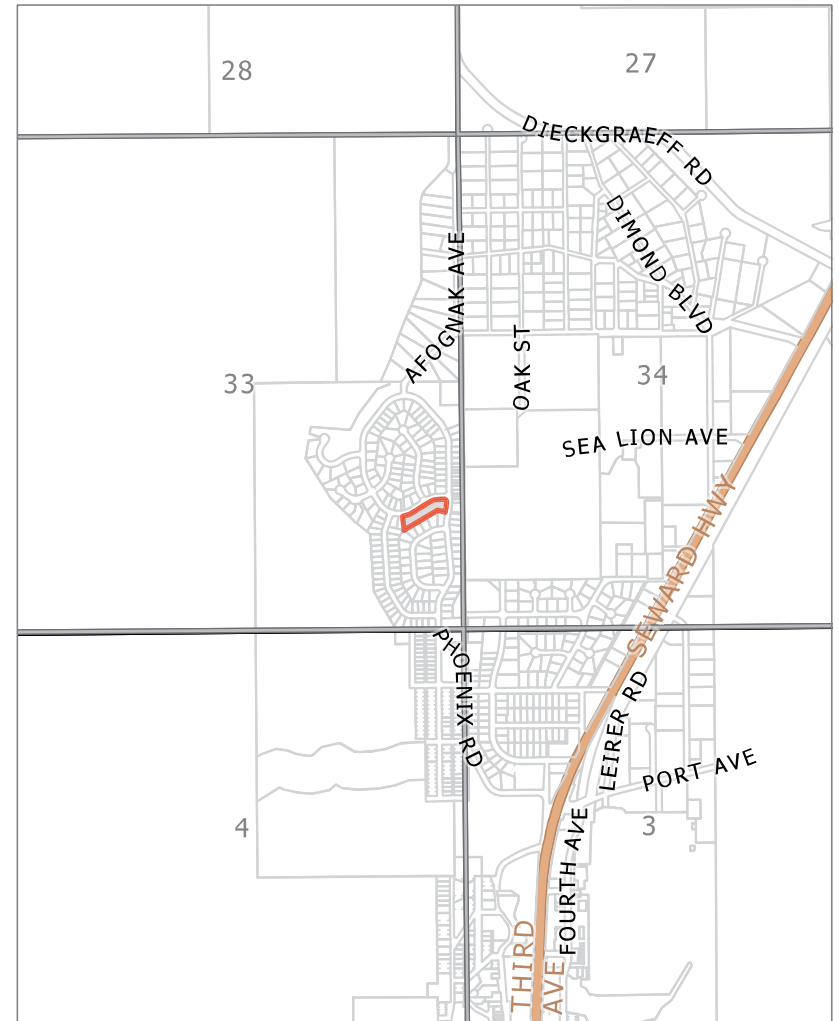
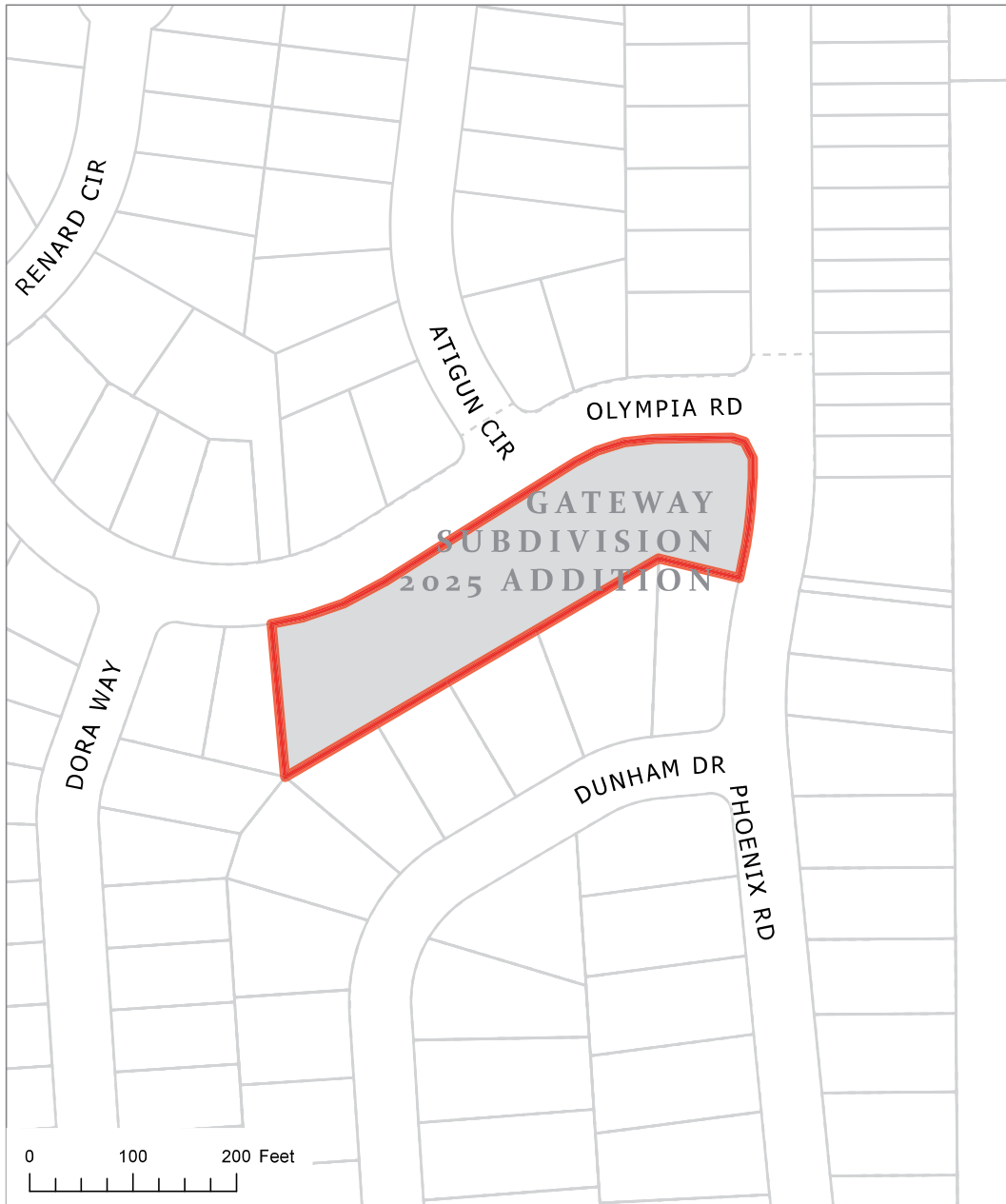


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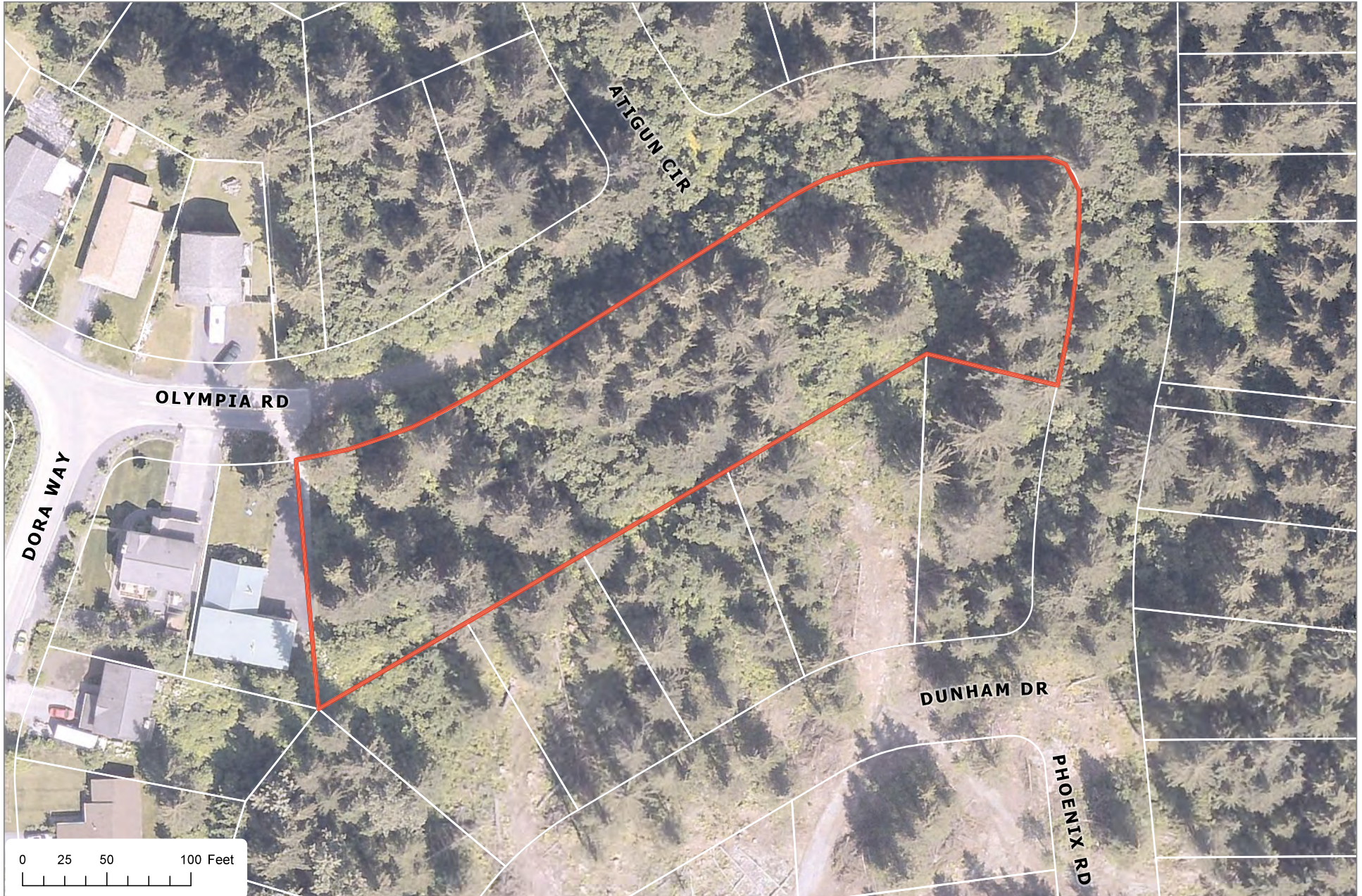


E. NEW BUSINESS

- 4. Gateway Subdivision 2025 Addition; KPB File 2025-155**
Johnson Surveying / Seward Futures, LLC
Location: Olympia Road & Phoenix Road
City of Seward



KPB File 2025-155
T 01N R01W SEC33
Seward



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - PRELIMINARY PLAT
GATEWAY SUBDIVISION 2025 ADDITION**

KPB File No.	2025-155
Plat Committee Meeting:	November 17, 2025
Applicant / Owner:	Seward Futures LLC of Anchorage, Alaska
Surveyor:	Jerry Johnson, Johnson Surveying
General Location:	Olympia Road and Phoenix Road, City of Seward

Parent Parcel No.:	145-351-03
Legal Description:	T 1N R 1W SEC 33 SEWARD MERIDIAN SW 0850009 GATEWAY SUB ADDN NO 1 TRACT C-2
Assessing Use:	Residential Vacant
Zoning:	City of Seward multi-family residential (R3)
Water / Wastewater	City / City
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a single 1.402-acre parcel (61,077 square foot) into six parcels. Proposed lot sizes range from 0.232-acres (10,126 square feet) to 0.236-acres (10,283 square feet).

Location and Legal Access (existing and proposed):

The proposed plat is located within the City of Seward, west of the public schools.

Legal access is provided by Olympia Road to the north and Phoenix Road to the east. Both roads are 60-foot-wide and maintained by the City of Seward. Phoenix Road intersects Olympia Road and connects north to Afognak Avenue, and south near mile 1.5 of the Seward Highway.

No right-of-way dedications or vacations are proposed with this platting action. Section Line Easements do not affect the proposed plat.

The block configuration is uniquely shaped due to existing looped roadways and cul-de-sacs and is compliant in length.

KPB Roads Dept RSA review	Out of Jurisdiction: Yes Roads Director: Uhlin, Dil Comments: City of Seward
SOA DOT & PF ROW comments	No comment
SOA DOT & PF comments	No comments

Site Investigation:

No improvements are depicted on the submitted preliminary plat. Based on KPB GIS Imagery and KPB Assessing records, the subject parcel appears to be vacant, and no encroachment issues are evident.

According to the KWF Assessment layer on KPB GIS imagery, no wetlands affect the subject area. The contours

layer shows steady slopes throughout the property that slope down to the east, and no steep areas appear to be present.

The City of Seward is responsible for floodplain management within their jurisdiction and has indicated that the subject parcel is not located within a FEMA-mapped flood zone. **Staff recommends** plat note number four be modified to state that the City of Seward should be contacted for development information and regulation, and that the FEMA panel number be modified to 02122C4539D.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Within City of Seward Comments: No comments B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No Response

Staff Analysis

In 1909, the land was originally surveyed for a homestead claim by US Survey 931. Portions of the homestead were further subdivided in 1915 by Seward Terminal Addition (SW 1915-05), which created the traditional townsite layout of roads and narrow lots. In 1984, Gateway Subdivision (SW 84-18) vacated all previously dedicated streets and lot lines, creating new parcels, including Tract C. In 1985, Gateway Subdivision Addn. No 1 further subdivided Tract C, resulting in Tract C-2, a 1.402-acre (61,077 square feet) Tract. The proposed plat will subdivide Tract C-2 into six Lots.

On August 5, 2025, The City of Seward Planning and Zoning Commission reviewed and approved the proposed plat via Resolution 2025-025.

The proposed lot sizes meet the minimum requirements of the City of Seward code.

City of Seward Planning and Zoning Resolution 2025-025 confirms that all proposed lots will have access to city utilities and developed rights-of-way; therefore, an installation agreement is not required. The proper Wastewater Disposal note is provided as plat note number three.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

Utility Easements

Gateway Subdivision (SW 84-18) granted a 10-foot pedestrian and utility easement along portions of former Tract C. Gateway Subdivision Add. No 1 (SW 85-9) carried forward this easement and granted the easement along the southern boundary. **Staff recommends** the surveyor modify the label on the southern boundary and include a depiction and label of the easement along the west boundary of proposed Lot 22.

City of Seward Planning and Zoning Commission Resolution 2025-025 states the proposed lots will have access to city utilities and did not request any additional easements.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

Utility provider review:

HEA	No comments or concerns at this time. Not located within HEA's service area.
ENSTAR	No comments or recommendations.
ACS	No objections
GCI	No Response
SEWARD ELECTRIC	No Response
CHUGACH ELECTRIC	No comments. Not located in service area.
FASTWYRE	No Response

KPB department / agency review:

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: 2007 OLYMPIA RD Existing Street Names are Correct: Yes List of Correct Street Names: OLYMPIA RD, PHOENIX RD, ATIGUN CIR Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: City of Seward will advise on addresses
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat. Review Not Required
Assessing Review	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Correct typo in plat note number three: "plans for wastewater disposal that meet..."

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

- Add KPB File # 2025-155
- Remove "Block 2" within legal description.

D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

Staff recommendation:

- Modify vicinity map and add more details:
 - Depict and label sections
 - Correct depictions of rights-of-ways: Phoenix Road connects to the Seward Highway
 - It appears the railroad is depicted twice.

F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;

Staff recommendation:

- Depict and label the 10-foot pedestrian and utility easement (Plat SW 84-18) on the west boundary line of proposed Lot 22
- Modify label for easement on the south: 10' utility and pedestrian easement

G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation:

- Modify Lot labels to the west:
 - Add depiction and label for Lots 19 and 20, Block 2 (SW 84-18)

J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

Staff recommendation:

- Add a "Block 2" label on proposed lots

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: *comply with 20.40.*

KPB 20.60 – Final Plat

Staff recommendation: *final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.*

20.60.160. Easements.

A. The plat shall clearly show the location, width, and use of all easements. The easements must be clearly labeled and identified and, if already of record, the recorded reference given. If public easements are being granted by the plat, they shall be properly set out in the owner's certification of dedication.

20.60.190. Certificates, statements, and signatures required.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

A DECISION OF THE PLAT COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

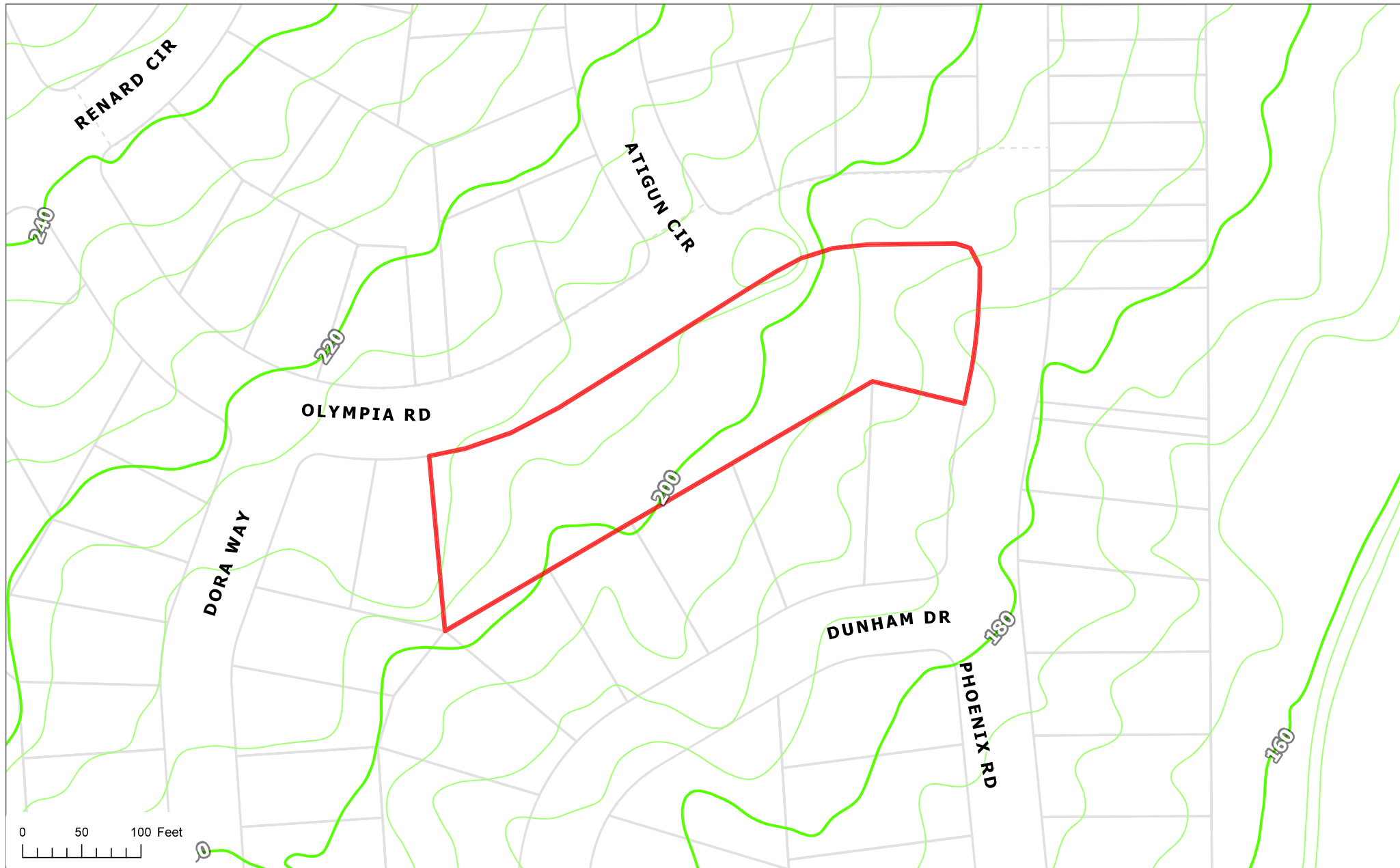
END OF STAFF REPORT



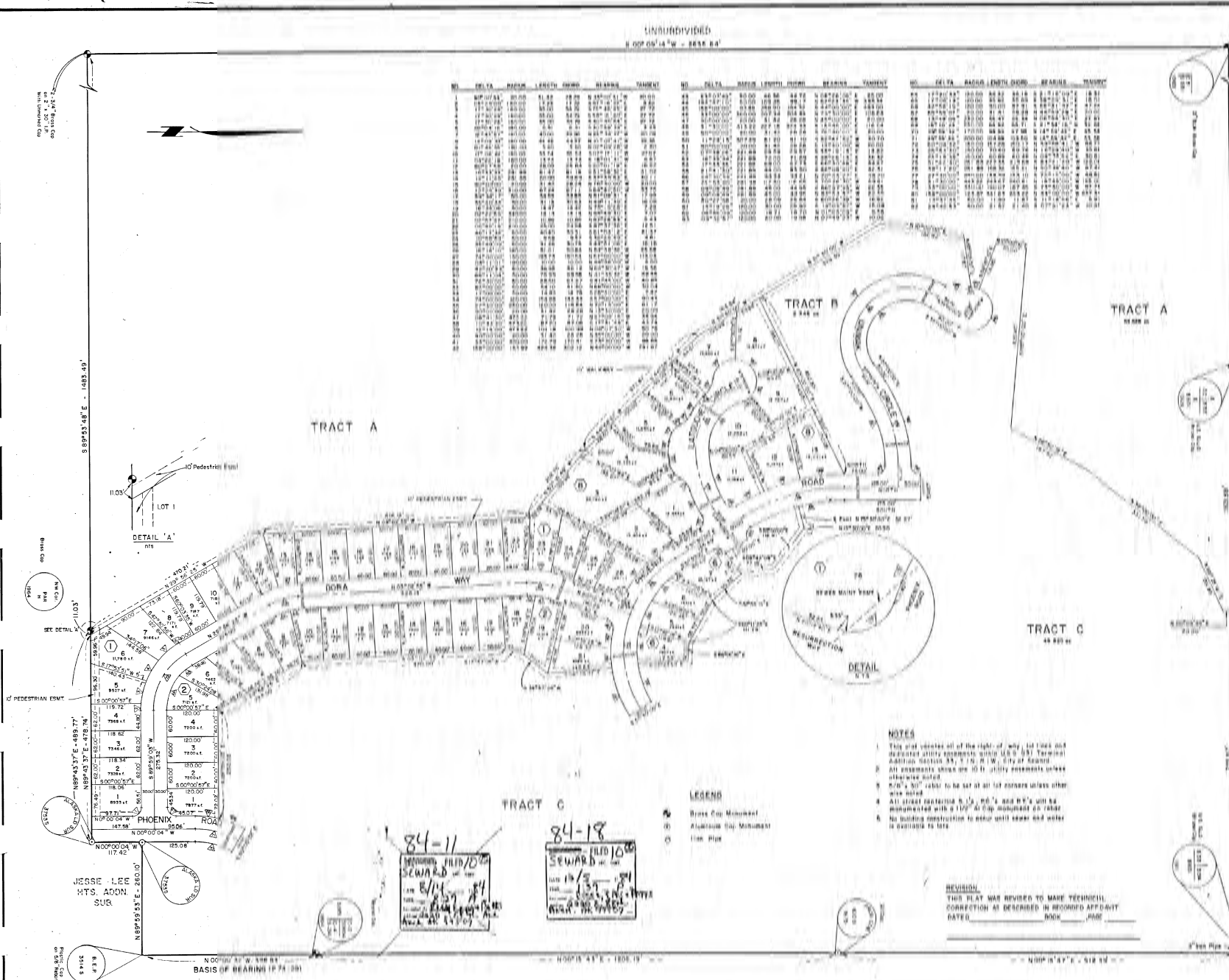
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CERTIFICATE OF OWNERSHIP

We hereby certify that we are the owners of the property shown and described herein and that we hereby adopt this plan of subdivision, and dedicate all right-of-way and public areas to public use for the purposes intended by the lot owner.

OWNER'S

MARION A. BAZZINI
City Manager
86 Superior Street, Stamford City, Conn.
P.O. Box 907, Stamford, Alaska 99084

Signed By: Bazzeni, Marion A. Date: 2-23-84

NOTARY ACKNOWLEDGEMENT

I, the undersigned, do hereby acknowledge before me personally appeared _____
J. Bazzeni, his _____own person,
on _____2-23-84.
My Commission Expires _____ Notary Public

CERTIFICATION OF APPROVAL BY THE STATE
(IMPORTANT TO SUBSCRIBER/PURCHASER)
This subdivision has been returned to accordance with
TRAFFIC CODE and is approved subject to any noted restrictions:
E.L.T. Engineering Co., Inc.
SUBMITTER TITLE DATE

PLAT APPROVAL
This plat was prepared by the Road Planning Bureau Planning
Commission at the meeting of March 23, 1984
VENUE: PENINSULA BOROUGH
By: [Signature]
SURVEYOR'S CERTIFICATE
The plot and signature of the surveyor on the plat certifies that it is
properly calculated and conforms to governing land surveying in the State
of Alaska; that the plot represents a boundary shown by him or under his
direct supervision; and that the measurements shown thereon actually exist
as distinct; and that no instrument or other details are covered to the
best of his knowledge.
[Signature]
Surveyor's Name: E.L.T. Engineering Co., Inc. License No.: 81284
Address: P.O. Box 1111, Anchorage, AK 99501



'AMENDED'

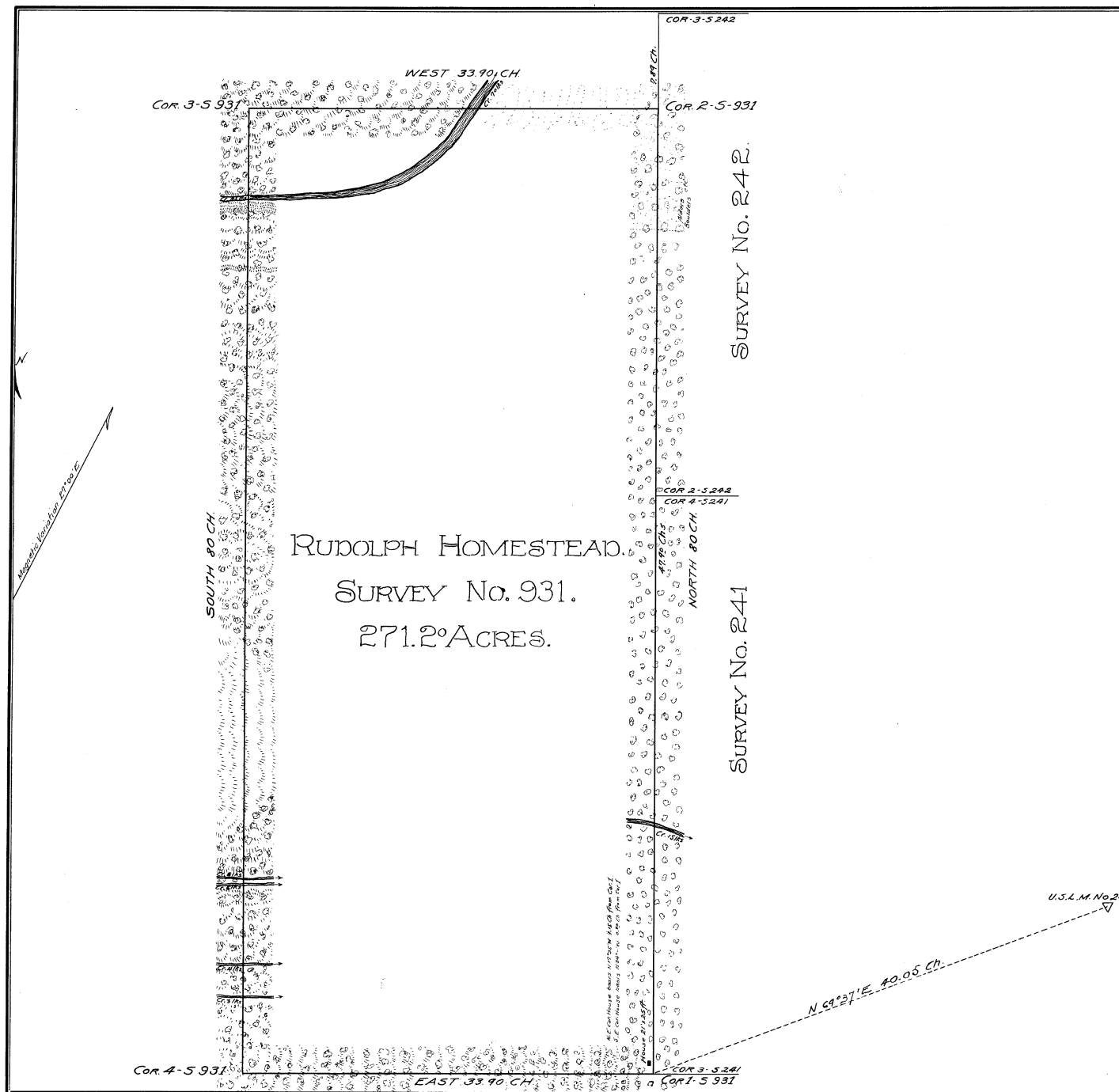
GATEWAY ROAD RIGHT-OF-WAY PLAT

Diagram showing Gateway Road Right-of-Way Plat. The diagram includes a north arrow pointing towards the top-left corner. It shows several lots numbered 1 through 15. Lot 1 is shaded with diagonal hatching. Other lots include Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot 9, Lot 10, Lot 11, Lot 12, Lot 13, Lot 14, and Lot 15. There are also labels for 'TRAIL' and 'WATERFALLS WAY'. Below the map area, the text reads:

PLAT OF
GATEWAY SUBDIVISION
Lots 1 thru 28, Block 1, Lots 1 thru 21, Block 2,
Lots 1 thru 7, Block 3, Lots 1 thru 15, Block & Tracts A,B,C
LOCATED IN
SECTION 33, T.1N., R.1W., S.W. ALASKA
CONTAINED HEREIN ARE ALL RIGHTS AND LEGS
RESSE, FURS & POTTS
PTSD EAST BRK AC
BARRAGE, ARRAH MOUNTAIN

Date	Scale	DWG NO.	DATE	BY	CHKD BY
May 1984	N=1"	100	5/1/84	R.S.B.	R.S.B.

U.S.G.N. FIELD OFFICE - WILSON ST. PILOT BOX 100 - ANCHORAGE, ALASKA 99501



PLAT
OF
U. S. SURVEY No. 931
OF THE

HOMESTEAD CLAIM
OF
EDMUND RUDOLPH
Under Act of Congress Approved March
3rd, 1903, Amendatory of the Act
of May 14th, 1898.

SITUATE
Near the head of Resurrection Bay, in
KENAI RECORDING PRECINCT

DISTRICT OF ALASKA

SCALE
Chains 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 Chains

Scale **SIX** Chains to One Inch.
Magnetic Variation **27° 00' East**
AREA **271.20** Acres

AS SURVEYED BY
Lynn W. Stouls
U.S. DEPUTY SURVEYOR.
November 17-22, 1909.

The original field notes of the survey of the
Homestead Claim of *Edmund Rudolph*
from which this
plat has been made have been examined and
approved, and are on file in this office; and I
hereby certify that they furnish such an accu-
rate description of said claim as will, if incor-
porated into a patent, serve fully to identify the
premises, and that such reference is made there-
in to natural objects and permanent monu-
ments as will perpetuate and fix the LOCUS
thereof.

And I further certify that this is a correct
plat of said claim, made in conformity with
said original field notes of the survey thereof.
And the same is hereby approved.

Juneau, Alaska, January 25, 1911.

M. S. Shilling
Surveyor General of the District of Alaska.

Vol. 423, 2411

116
117
118

Planning and Zoning Agenda Statement



Meeting Date: August 5, 2025

To: Planning and Zoning Commission

Through: Daniel Meuninck, Community Development Director

From: Applicant

Agenda Item: Resolution 2025-025, of the Planning and Zoning Commission of the City of Seward, Alaska, recommending Kenai Peninsula Borough approval of the preliminary plat of the property located at 2007 Olympia Road, creating Lots 22-27 Gateway Subdivision 2025 Addition

Background and justification:

Attached for the Commission's review and recommendation to the Kenai Peninsula Borough Planning Commission is a preliminary plat submitted by Bradley Chastain.

The proposed plat will subdivide Gateway Subdivision Addition No. 1, Tract C-2; creating six new lots, Lots 22-27, Gateway Subdivision 2025 Addition.

Seward City Code §16.01.015(A) states that "No preliminary or final plat for the subdivision or resubdivision of land located within the city limits shall be approved by the city unless all of the required improvements set forth in section 16.05.010 are provided for by the subdivider, owner, proprietor or developer in the manner described in sections 16.05.015."

The proposed plat has access to developed rights-of-way and all city utilities. Thus, a subdivision agreement will not be required with this plat.

All conditions required by Seward City Code §16.01.015(C), Conditions to plat approval, were met. The property owners within 300 feet of the requested preliminary plat were notified of the proposed subdivision, and the property was posted with public notice signage.

In accordance with City and Borough requirements, the Seward City Council and Planning and Zoning Commission must review and comment on a preliminary plat of city-owned land before submittal to the Borough for approval.

Subdivision Review:

Zoning: The entire parcel is zoned multi-family residential (R3).

Size: Each of the 6 lots will be greater than 10,000 square feet.

Utilities: All of the lots have access to city water, sewer, and electricity.

Existing Use: The parcel is currently vacant.

Access: Lots 22-27 will have access to Olympia Road, and Lot 27 will also have access to Phoenix Road.

Flood Zone: None of the lots are located within a FEMA-mapped flood zone.

Comprehensive and Strategic Plan Consistency Information

This legislation is consistent with (citation listed):

Comprehensive Plan:	Vol 1, Chapter 2.2.11 “Promote infill development by encouraging and promoting construction on vacant sites in areas of the city which are already established.”
	Vol 1, Chapter 3.2.1 “Promote residential and commercial development within the city of Seward and its vicinity in accordance with community values.”
Strategic Plan:	N/A

Staff Comments

Department	Comments	No Comment	N/A
Building Department		X	
Fire Department		X	
Public Works Department		X	
Harbor Department		X	
Police Department		X	
Electric Department		X	
Telecommunications		X	

Public Comment

Property owners within three hundred (300) feet of the proposed platting action were notified of this public hearing. Public notice signs were posted on the property and all other public hearing requirements of Seward City Code §15.01.040 were complied with.

At the time of this publication the Community Development Department has received no public inquiries. If any correspondence is received after publication of this agenda statement, it will be submitted to the Commissioners for their review.

Recommendation

If the Commission finds the proposed preliminary plat meets the requirements in Seward City Code Titles 15 and 16, they will recommend approval to the Kenai Peninsula Borough Planning Commission.

Sponsored by: Applicant
Public Hearing: August 5, 2025

**CITY OF SEWARD, ALASKA
PLANNING AND ZONING COMMISSION
RESOLUTION 2025-025**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF
THE CITY OF SEWARD, ALASKA, RECOMMENDING KENAI
PENINSULA BOROUGH APPROVAL OF THE PRELIMINARY PLAT OF
THE PROPERTY LOCATED AT 2007 OLYMPIA ROAD, CREATING
LOTS 22-27, GATEWAY SUBDIVISION 2025 ADDITION**

WHEREAS, Bradley Chastain has submitted a preliminary plat for review and recommendation to the Kenai Peninsula Borough; and

WHEREAS, the proposed plat is a subdivision of Gateway Subdivision Addition No. 1, Tract C-2; creating six new lots, Lots 22-27, Gateway Subdivision 2025 Addition; and

WHEREAS, the proposed plat has access to developed rights-of-way and all city utilities; and

WHEREAS, a subdivision agreement will not be required with this plat; and

WHEREAS, all conditions required by Seward City Code §16.01.015, Conditions to plat approval, were met; the property owners within 300 feet of the requested replat were notified of the proposed subdivision, and the property was posted with public notice signage; and

WHEREAS, it is the Planning and Zoning Commission's responsibility to act in an advisory capacity to the Kenai Peninsula Borough regarding subdivision plat proposals within the City of Seward.

NOW, THEREFORE, BE IT RESOLVED by the Seward Planning and Zoning Commission, that:

Section 1. The Commission hereby recommends that in accordance with Seward City Code Section 16.01.015 (B), the Kenai Peninsula Borough approve the submittal of the preliminary plat of Gateway Subdivision Addition No. 1, Tract C-2; creating Lots 22-27, Gateway Subdivision 2025 Addition

Section 2. This resolution shall take effect immediately upon adoption.

PASSED AND APPROVED by the Seward Planning and Zoning Commission this 5th day of August, 2025.

THE CITY OF SEWARD, ALASKA

**CITY OF SEWARD, ALASKA
RESOLUTION 2025-025**

Carol Griswold, Chair

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Kris Peck
City Clerk

(City Seal)



Community Development/Planning & Zoning
410 Adams Street, Seward, Alaska 99664 • (907) 224-4049 • (907) 224-4020
or email: planning@cityofseward.net

PRELIMINARY PLAT SUBMITTAL FORM

- ☒ PRELIMINARY PLAT ☐ REVISED PRELIMINARY PLAT (no fee required)
☐ PHASED PRELIMINARY PLAT ☐ PRELIMINARY PLAT FOR PRIVATE STREETS / GATED SUBDIVISION

All requirements of Seward Code Title 16 apply and must be met.

SUBDIVISION PLAT NAME: must not include business names, contact staff for assistance if needed.

Gateway Subdivision 2025 Addition

PROPERTY INFORMATION:

Legal Description	Tract C-2, Block 2, Gateway Subdivision Addition No. 1		
Section, Township, Range	SE 1/4 Section 33, T1N R1W		
General area description	Gateway Subdivision		
City	Seward, Alaska	Total Acreage	1.402 acres

SURVEYOR

Company: Johnson Surveying	Contact Person: Gerard Johnson
Mailing Address: PO Box 27	City, State, Zip Clam Gulch, AK 99568
Phone: 907-262-5772	e-mail: johnsonsurveying@hotmail.com

PROPOSED WASTEWATER AND WATER SUPPLY

WASTEWATER ☐ on site ☒ City

WATER ☐ on site ☒ City

SUBMITTAL REQUIREMENTS

A preliminary plat application will be scheduled for the next available Planning and Zoning meeting after a complete application has been received.

- ☒ Electronic file of Plat and
☒ Preliminary plat NON-REFUNDABLE submittal fee \$200.00 + \$14.00 Tax = **\$214.00**
☒ Certificate to plat for ALL parcels included in the subdivision
☒ Documentation showing proof of signatory authority (partnerships, corporations, estates, trusts, etc.)
☐ Public Notice Sign(s) Posted on property - *City staff will contact you to pick up sign*

EXCEPTIONS REQUESTED TO PLATTING CODE: A letter, to be presented to the Planning and Zoning commission, with substantial evidence justifying the requested exception and fully stating the grounds for the exception request, and the facts relied upon, **MUST** be attached to this submittal.

1. 2. 3.

APPLICANT: SIGNATURES OF ALL LEGAL PROPERTY OWNERS ARE REQUIRED. Additional signature sheets can be attached. When signing on behalf of another individual, estate, corporation, LLC, partnership, etc., documentation is required to show authority of the individual(s) signing.
Contact KPB staff for clarification if needed.

OWNER(s)

Name (printed): Bradley H. Chastain	Signature:
Phone: 907-234-7984	e-mail: brad.chastain@arktisllc.com
Name (printed):	Signature:
Phone:	e-mail:
Name (printed):	Signature:
Phone:	e-mail:

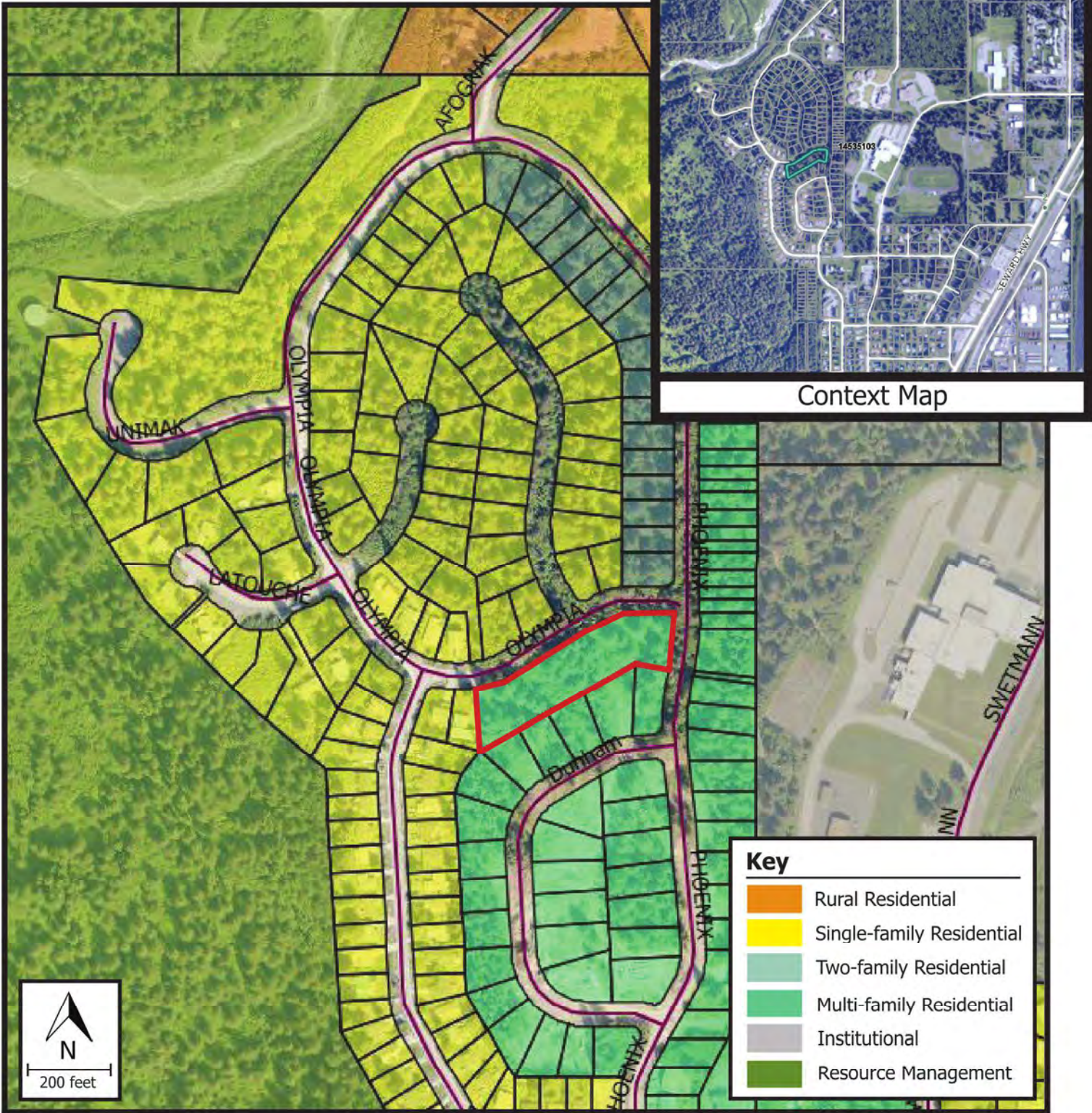
FOR OFFICE USE ONLY

RECEIVED BY _____ DATE SUBMITTED _____ Receipt # _____

The preliminary plat shall be drawn to scale of sufficient size to be clearly legible and shall clearly show the following:

1.	Within the title block:	Not applicable to my plat.	The required information has been shown/noted.
a.	Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion;		✓
b.	Legal description, location, date, and total area in acres of the proposed subdivision; and		✓
c.	Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;		✓
2.	North point;		✓
3.	The location, width and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;		✓
4.	A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;		✓
5.	All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions, or limitations of reservations that could affect the subdivision;		✓
6.	The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision;		✓
7.	Status of adjacent lands, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;		✓
8.	Approximate locations of areas subject to inundation, flooding, or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;	✓	
9.	Approximate locations of areas subject to tidal inundation and the mean high water line;	✓	
10.	Block and lot numbering, approximate dimensions and total numbers of proposed lots;		✓
11.	The approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto		✓
12.	Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 10 percent on other streets;	✓	
13.	Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;	✓	
14.	Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval	✓	

Subdivision Name: _____ Date: _____

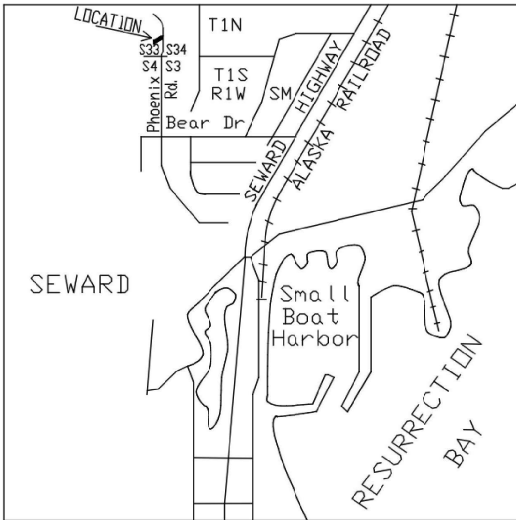


Preliminary Plat Application Property Map

RES 2025-025 - Subdividing 2007 Olympia Road into six lots, creating Lots 22-27, Gateway Subdivision 2025 Addition

Location: 2007 Olympia Road
Parcel #: 14535103





VICINITY 1" = 1000' MAP

Notes

1. This plat is subject to City of Seward Planning and zoning regulations.
2. Subject to utility easements depicted. No permanent structures shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
3. WASTEWATER DISPOSAL: Plans for wastewater disposal that meet regulatory requirements are on file at the Alaska Department of Environmental Conservation.
4. FLOOD HAZARD NOTICE: Some or all of the property shown on this plat has been designated by FEMA as a flood hazard area district as of the date this plat is recorded with the district recorders office. Prior to development, the Kenai Peninsula Borough flood plain administrator should be contacted for current information and regulation. Development must comply with chapter 21.06 of the Kenai Peninsula Borough Code. See FEMA FIRM panel 020012-4539D.

Gateway Subdivision 2025 Addition Preliminary Plat

A subdivision of Tract C-2 Block 2 Gateway Subd. Addn No. 1, SWD 85-9.
Located within the SE 1/4 Section 33, T1N R1W, SM, city of Seward, Alaska
Seward Recording District Kenai Peninsula Borough

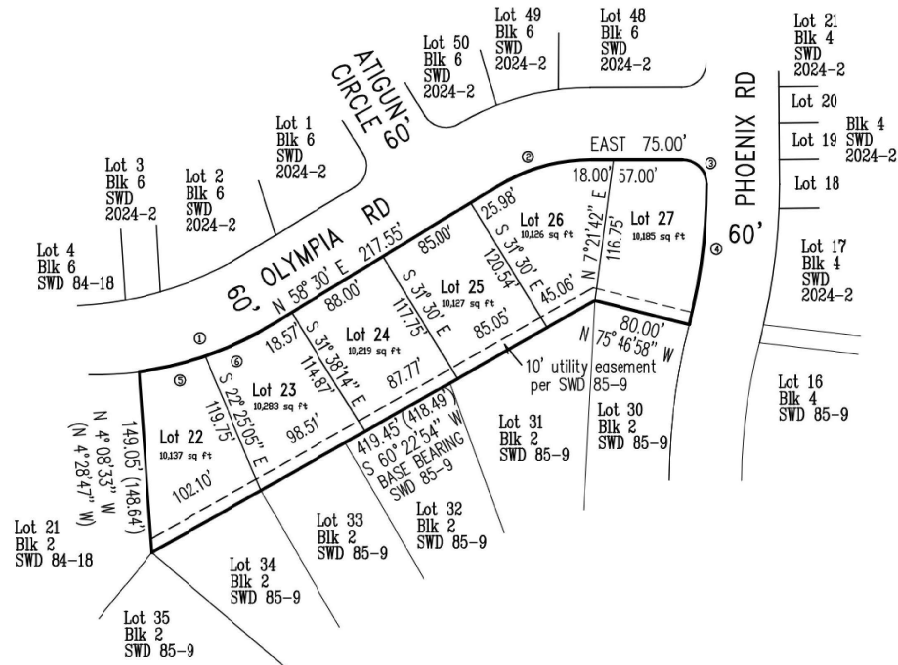
Prepared for

Seward Futures, LLC
1219 H St.
Anchorage, AK 99501

Prepared by

Johnson Surveying
PO Box 27
Clam Gulch, AK 99568
(907) 262-5772

Scale 1" = 100' 1.402 acres 1 June, 2025



CITY OF SEWARD, ALASKA

AFFIDAVIT OF MAILING

PUBLIC HEARING NOTICE



Jamie Crocker, upon oath, deposes and states:

That she is employed in the Community Development Office of the City of Seward, Alaska; and that on 7/15/2025 she mailed a Notice of Public Hearing to the real property owners within a 300-foot periphery of **Gateway Subdivision, Addition No. 1, Tract C-2; Located at 2007 Olympia Road** as prescribed by Seward City Code 15.01.040/16.01.015.

Affirmed and signed this 15 day of July 2025.

Jamie Crocker

AFFIDAVIT OF POSTING
PUBLIC HEARING NOTICE



I, Phil Zimmerman, hereby certify that I have posted a Notice of Public Hearing, as prescribed by Seward City Code 15.01.040 for the property located at **Gateway Subdivision, Addition No. 1, Tract C-2; 2007 Olympia Road**, the owners of which have petitioned for a Public Hearing to replat the above named property, creating Lots 22-27, Gateway Subdivision 2025 Addition.

The notice was posted on 7/16/2025, which is 20 days prior to the public hearing on this petition. I acknowledge this Notice must be posted in plain sight, maintained and displayed until all public hearings have been completed.

Affirmed and signed this 16 day of July, 2025.


Signature

Griswold disagreed with some of the findings. She felt the proposal was not supported by the Comprehensive Plan, OSHA, or the Fire Chief.

Main Motion as Amended Passed 4-1

Yes: Sullivan, Verhey, Hornseth, Hubbard
No: Griswold

Resolution 2025-024, of the Planning and Zoning Commission of the City of Seward, Alaska, recommending Seward City Council and Kenai Peninsula Borough approval of the revised preliminary plat of the property located at 3207 Sorrel Road, creating Spring Creek Park Replat.

Motion (Sullivan/Hornseth)

Approve Resolution 2025-024

Bringhurst explained this was the same replat that the commission approved back in January of 2025. However, when the plat went to KPB for review, they verified the easement belonged to the State of Alaska and was intertwined with legal interests. This new resolution would finalize this plat would finalize this plat and retain the State of Alaska's easement."

Stacy Wessel, AK Lands, Land Surveying & Real Estate, was available telephonically for the meeting. She confirmed the process of working with the State of Alaska to vacate that easement was an option, but it would take at least a year.

Notice of the public hearing being posted and published as required by law was noted and the public hearing was opened. No one appeared and the public hearing was closed.

The commission agreed the revised replat was the best route to take. Hornseth noted it was funny how the easement was such a key discussion point on the initial version.

City Council did not approve the rezone to park. The resolution was amended to delete all instances of the word "park" in the title and resolution.

Main Motion as Amended Passed

Unanimous

Resolution 2025-025, of the Planning and Zoning Commission of the City of Seward, Alaska, recommending Kenai Peninsula Borough approval of the preliminary plat of the property located at 2007 Olympia Road, creating Lots 22-27 Gateway Subdivision 2025 Addition

Motion (Hornseth/Hubbard)

Approve Resolution 2025-025

Bringhurst summarized from the agenda statement and noted the preliminary plat was pretty straightforward.

Notice of the public hearing being posted and published as required by law was noted and the public hearing was opened. No one appeared and the public hearing was closed.

The commission agreed the preliminary plat was indeed very straightforward.

Motion Passed

Unanimous

Resolution 2025-026, of the Planning and Zoning Commission of the City of Seward, Alaska, recommending Kenai Peninsula Borough approval of the preliminary plat of Tract 5B-2, Forest Acres Subdivision, Seward Gateway Properties; creating Lots 1-4 and Tract 5B-3, Forest Acres Subdivision, Seward Gateway Properties No. 2

Motion (Sullivan/Hubbard)

Approve Resolution 2025-026

Bringhurst summarized from the packet. This resolution involved tract 5B-2 that the commission approved two months ago. The subdivision was all within privately owned land and this replat was the first phase of the two-phase development process. The cul-de-sac was not permanent and intended to be fully connected in the future. Lastly, Bringhurst addressed adequate turnaround space for emergency personnel.

The commission discussed floodplain concerns with administration. Bringhurst explained the flood zone development permit and said it would be addressed later in the development.

Notice of the public hearing being posted and published as required by law was noted and the public hearing was opened. No one appeared and the public hearing was closed.

The commission discussed the mounds of gravel fill brought in over the years.

Griswold motioned to recommend that the applicants confer with the Borough Planning Commission on a new subdivision name that does not contain the word "Gateway," as there are already many unrelated Gateway subdivision names. Hubbard agreed there were a lot of "Gateways" in Seward.

Bringhurst noted the word "Gateway" was their business name. Wessel clarified the official business names were Seward Gateway Storage and Seward Gateway Properties.

The commission approved a recommendation to the applicant on a new name for this subdivision that does not contain the word "Gateway."

Motion as Amended Passed

Unanimous

NEW BUSINESS

Other New Business

Discuss the need for an enforcement officer [sponsored by Chair Griswold]

Meuninck said he had been researching the history of code enforcement in Seward. He noted there were areas where the public may appreciate code enforcement.

Griswold said a code enforcement officer could assist with ADA regulations, parking, general code enforcement, fines, complaints, and reduce stress on city staff. City staff does not have time to field complaints, and the only enforcement option is writing letters.

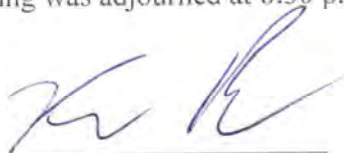
Sullivan thanked city staff for putting everything together and thanked the commission for taking care of four resolutions by 8:30 p.m.

Hubbard thanked Chair Griswold, city staff, and everyone for being at the meeting. She hoped for public participation in the upcoming parking work session.

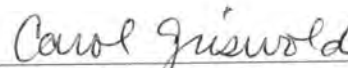
Griswold summarized the four public hearings and the actions taken at the meeting. She appreciated everything who attended and thanked Jamie Crocker for attending her first P&Z regular meeting. Lastly, Griswold thanked the public for attending the meeting.

ADJOURNMENT

The meeting was adjourned at 8:30 p.m.



Kris Peck
City Clerk



Carol Griswold
Chair

(City Seal)





KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 10/9/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one parcel into six parcels.

KPB File No. 2025-155

Petitioner(s) / Land Owner(s): Seward Futures LLC of Anchorage, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, November 17, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

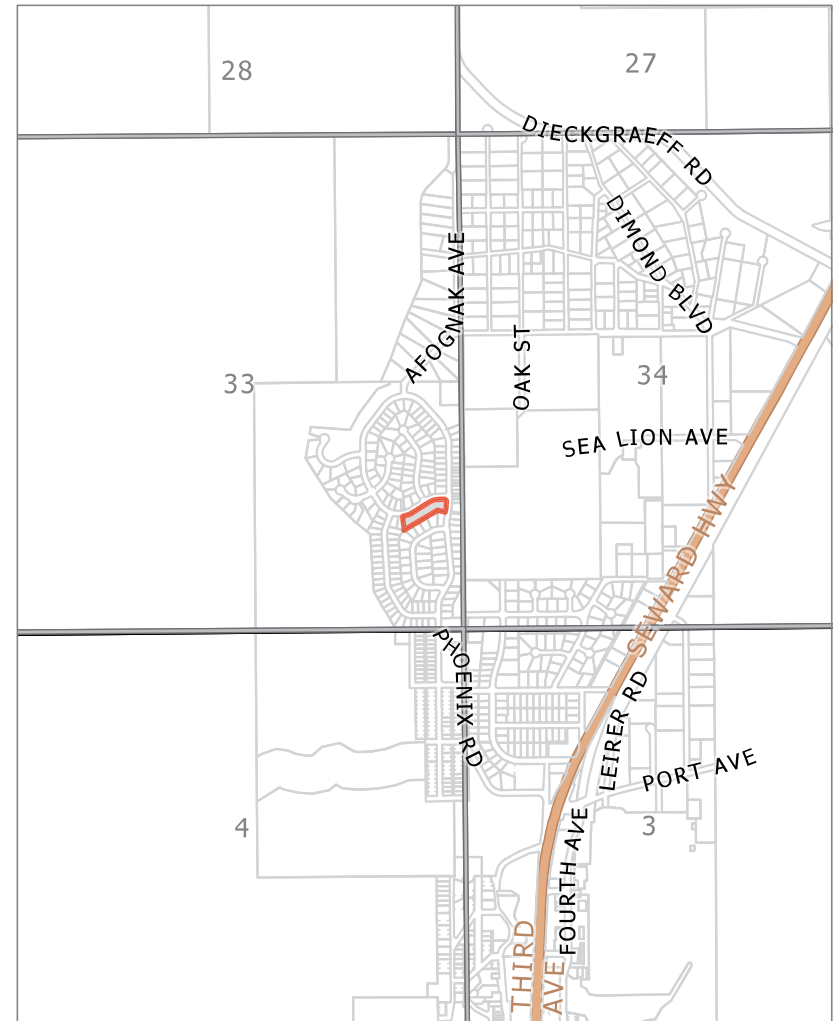
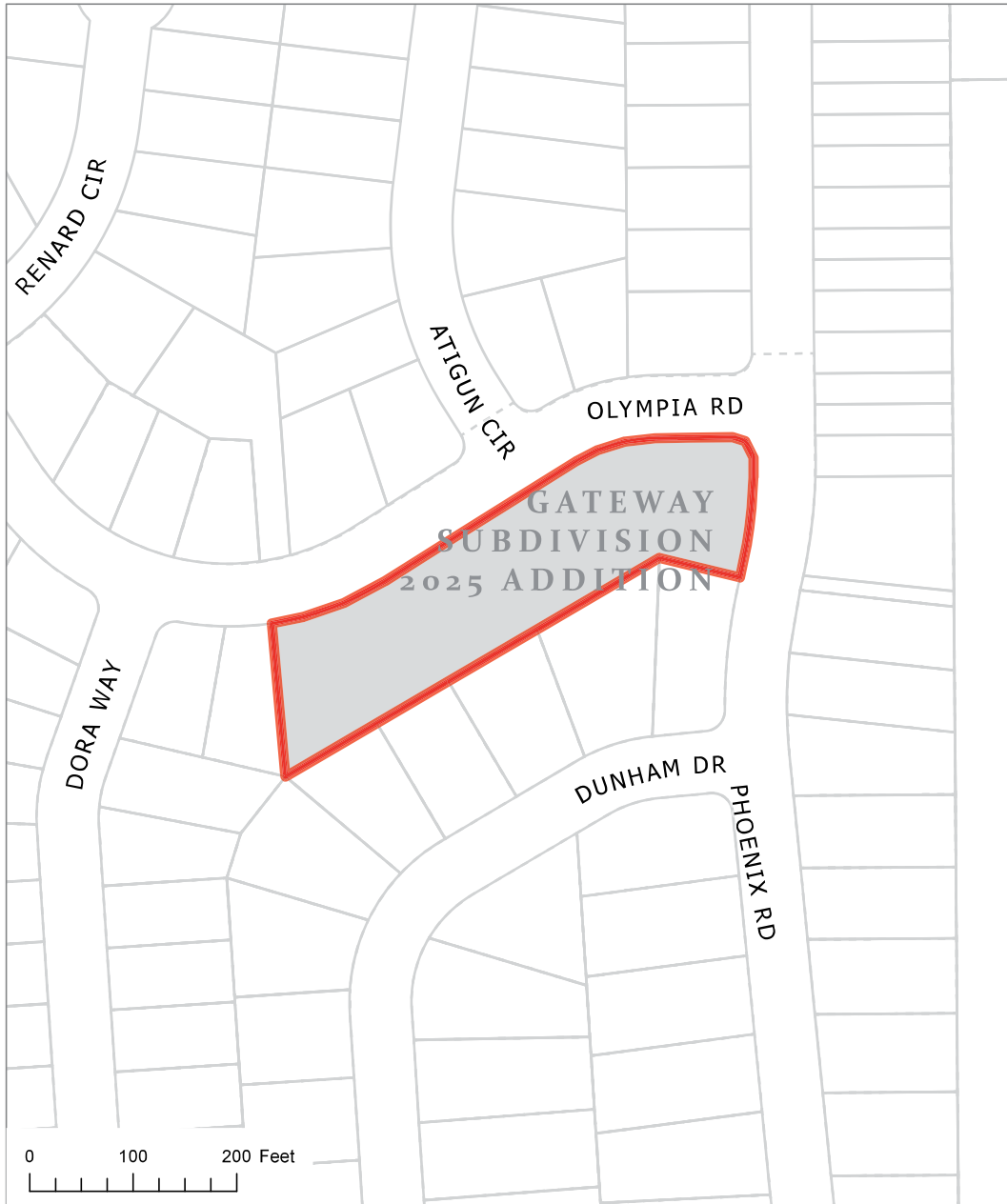
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, November 14, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

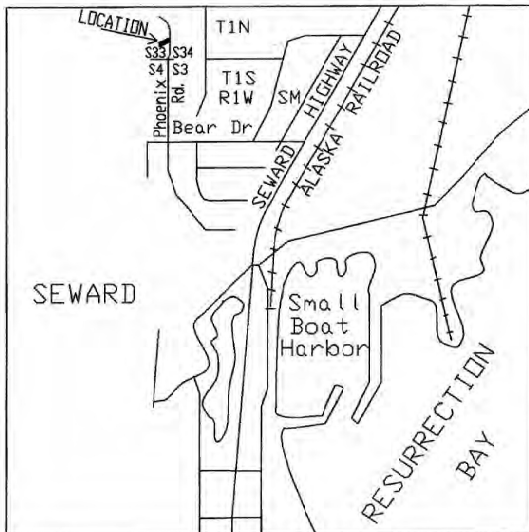
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 10/27/2025



KPB File 2025-155
T 01S R01W SEC33
Seward



VICINITY 1" = 1000' MAP

Notes

1. This plat is subject to City of Seward Planning and zoning regulations.
2. Subject to utility easements depicted. No permanent structures shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
3. WASTEWATER DISPOSAL: Plans for wastewater disposal that meet regulatory requirements are on file at the Alaska Department of Environmental Conservation.
4. FLOOD HAZARD NOTICE: Some or all of the property shown on this plat has been designated by FEMA as a flood hazard area district as of the date this plat is recorded with the district recorders office. Prior to development, the Kenai Peninsula Borough flood plain administrator should be contacted for current information and regulation. Development must comply with chapter 21.06 of the Kenai Peninsula Borough Code. See FEMA FIRM panel 020012-4539D.

Gateway Subdivision 2025 Addition Preliminary Plat

A subdivision of Tract C-2 Block 2 Gateway Subd. Adon No. 1, SWD 85-9.
Located within the SE 1/4 Section 33, T1N R1W, SM, city of Seward, Alaska
Seward Recording District Kenai Peninsula Borough

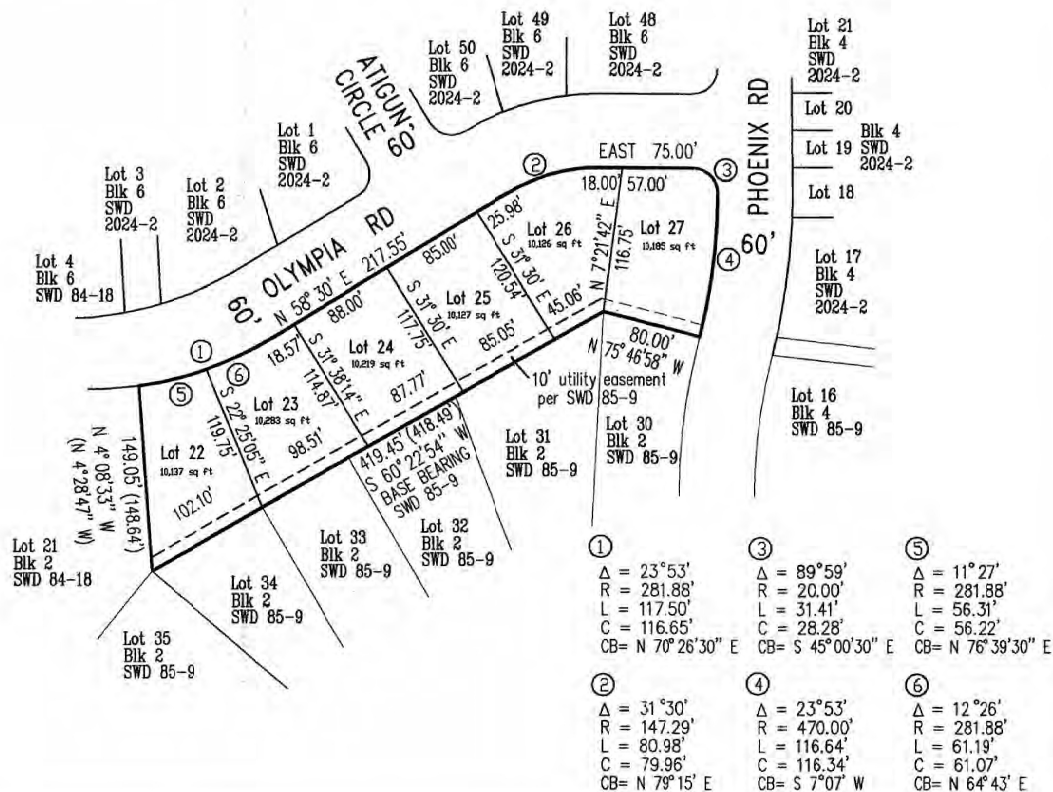
Prepared for

Seward Futures, LLC
1219 H St.
Anchorage, AK 99501

Prepared by

Johnson Surveying
PO Box 27
Clam Gulch, AK 99568
(907) 262-5772

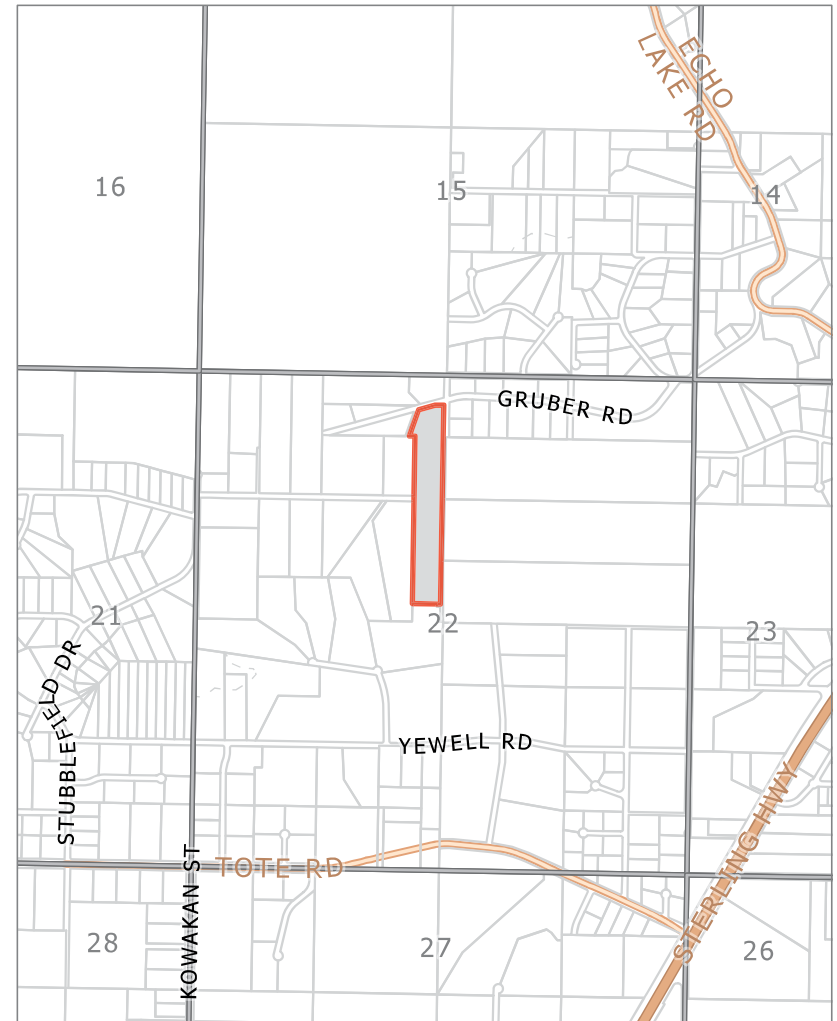
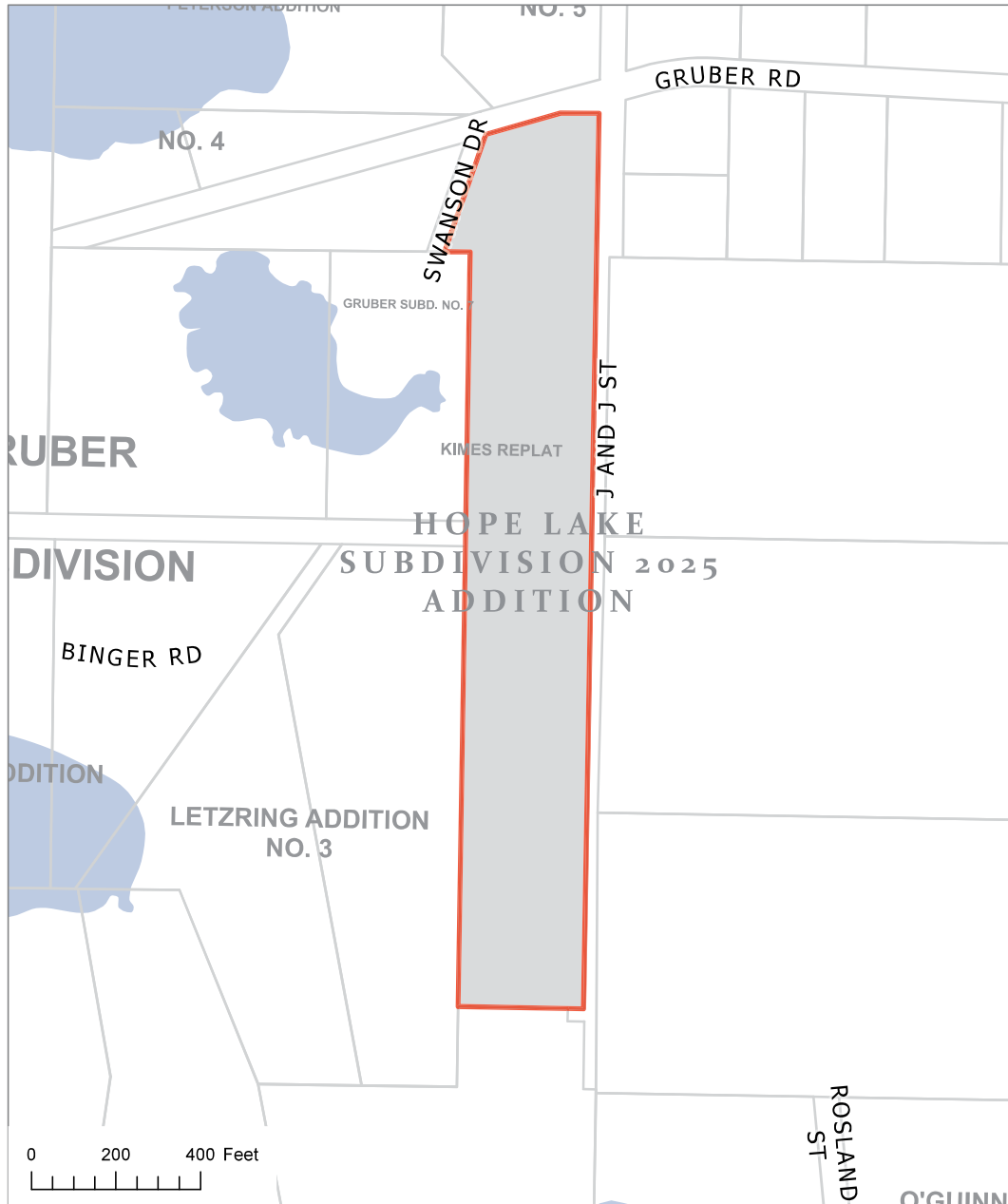
Scale 1" = 100' 1.402 acres 7 October, 2025



KPB 2025-155

E. NEW BUSINESS

- 5. Hope Lake Subdivision 2025 Addition; KPB File 2025-157
Johnson Surveys / Kime
Location: Gruber Road, Swanson Drive & J Street
Kalifornsky Area**



KPB File 2025-157
T 04N R11W SEC22
Kalifornsky



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Hope Lake Subdivision 2025 Addition Preliminary Plat

A subdivision of Tract 4A-2 Hope Lake Subd., 2022 Replat, KRD 2025-54

Located in the NW 1/4 Section 22, T4N R11W, SM, Alaska.
Kenai Recording District Kenai Peninsula Borough File

Prepared for

James E & Jeannette E Kimes
P.O. Box 901
Soldotna, AK 99669

Prepared by

Johnson Surveying
P.O. Box 27
Clam Gulch, AK 99568
(907) 262-5772

SCALE 1" = 100' AREA = 14.483 acres
7 October, 2025

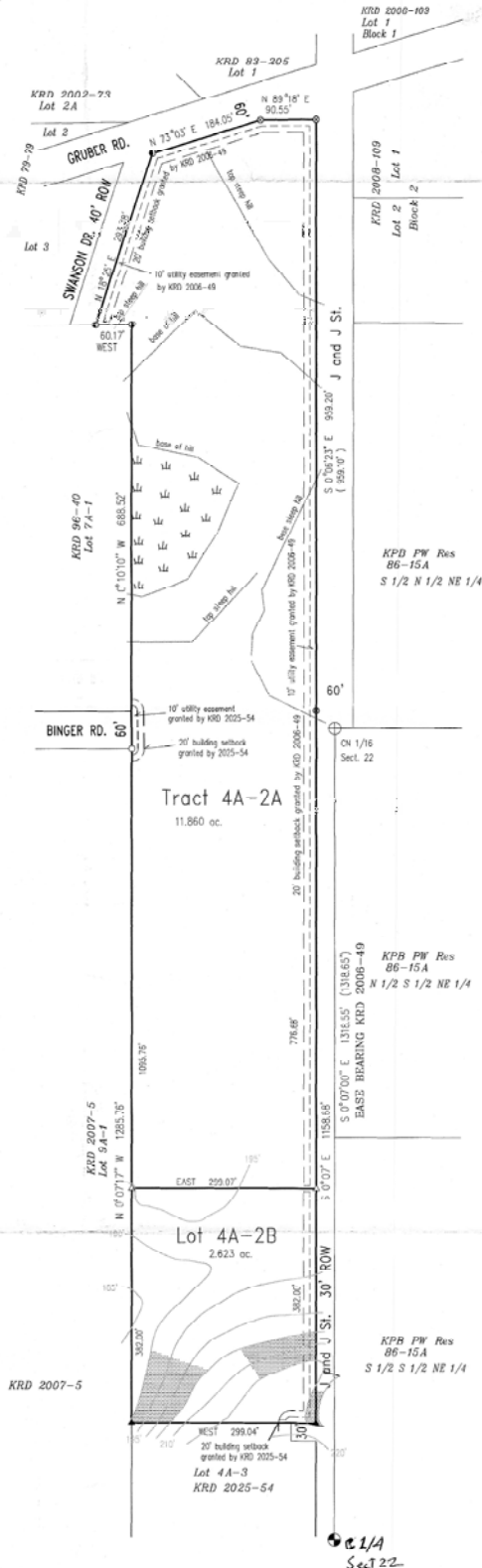
Contour interval on Lot 4A-2B is 5'
Shaded areas indicate grades over 25%.

LEGEND

- - 2 1/2" brass cap monument, 237-S, 1961, found.
- ⊕ - 3 1/2" dcap monument, 237-S, 1976, found.
- - 5/8" rebar per KRD 2006-49, found.
- - 1/2" rebar with plastic cap, 'McLane', found.
- - 2" dcap on 5/8" rebar, LS-11795, found.
- ▲ - 1/2" rebar with plastic cap, 7328-S, found.
- - 1/2" rebar lot corner, found.
- △ - 1/2" x 4" rebar with plastic cap, set.
- sw - indicates swamp.
- () - indicates record information, KRD 2025-54.

NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement as is the entire setback within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
3. Any person developing this property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
4. Restrictive covenants affecting former Lot 4A KRD 2006-49 are recorded with the Kenai District Recorder in Book 73 Page 609-610, and Book 68 Page 479.
5. Per KPB 20.60.170 the borough will not enforce private covenants, easements, or deed restrictions.
6. Affecting former Tract 4A KRD 2006-49, an electrical easement was granted to Homer Electric Association, Inc. in KRD Misc. Book 25 Page 341.
7. This is a general easement, no specific location given.
8. Exceptions to KPB 20.30.150, Lots Dimensions, 3:1 depth to width ratio for Tract 4A-2 and KPB 20.30.120, street width requirement for Swanson Drive and KPB 20.30.100 Cul-de-sac at the end of Binger Rd. were granted by the KPB Planning Commission at the meeting of 22 August, 2022.
9. This plat is improving the dimension ratio of Tract 4A-2.
10. No changes involving Binger Road are being proposed with this plat.
11. All bearings and distances are measured. Where different from record data (KRD 2025-54), record data is shown in ().



KPB 2025-157

AGENDA ITEM E. NEW BUSINESS

**ITEM #5 - PRELIMINARY PLAT
HOPE LAKE SUBDIVISION 2025 ADDITION**

KPB File No.	2025-157
Plat Committee Meeting:	November 17, 2025
Applicant / Owner:	James E. and Jeannette E. Kimes of Soldotna, AK
Surveyor:	Jerry Johnson, Johnson Surveying
General Location:	Gruber Road, Kalifornsky Area

Parent Parcel No.:	131-330-50
Legal Description:	T 04N R 11W SEC 22 SEWARD MERIDIAN KN 2025054 HOPE LAKE SUB 2022 REPLAT TRACT 4A-2
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 14.483-acre parcel into two parcels: one of 2.623-acres and one of 11.860-acres.

Location and Legal Access (existing and proposed):

The subdivision has multiple access points. The northern access routes are located off of Echo Lake Road and the others are accessed by various routes from Tote Road area. Echo Lake Road is a state-maintained road and Tote Road connects to the Sterling Highway, a state-maintained road.

Legal access to proposed Tract 4A-2A is available from Gruber Road, Swanson Drive, J and J Street and Binger Road. Gruber Road is a 60-foot-wide, borough-maintained road.

J and J Street serves both proposed lots. The northern portion of the street is dedicated at 60 feet, while the southern portion is dedicated at 30 feet. These dedications came from the subject property. If the eastern lots that were created by plat waiver are further subdivided, it is reasonable to expect that they will provide matching dedication widths.

Swanson Drive is a 40-foot-wide dedicated right-of-way abutting the northwest corner of the tract. It appears to be developed solely to provide access to a single lot.

Originally, Binger Road extending east to connect with J and J Street. However, this segment was vacated by Gruber Subdivision Kimes Replat (KN 2006-49). While the dedication of Binger Road initially improved block length compliance, the subsequent vacation caused the block to be incomplete and further out of compliance. The area contains significant wetlands, ponds, and lakes. Future subdivision of Tract 4A-2A can provide additional right-of-way dedication. **Staff recommends** the Plat Committee concur that an exception to block length is not required as any dedications will not improve the block at this time.

On August 22, 2022, the Plat Committee granted exceptions to:

- KPB 20.30.120- Streets-Width Requirements for Swanson Drive
- KPB 20.30.100- Cul-de-sacs for the end of Binger Road.

Staff recommends The Plat Committee concur that these previously approved exceptions be carried forward to the proposed plat. If approved, plat note # 6 should be updated to reflect both the original approval date and the date the Plat Committee concurs with carrying the exceptions forward.

KPB Roads Dept RSA review	Out of Jurisdiction: no Roads Director: Uhlin, Dil Comments: No comments
SOA DOT ROW comments	No comment
SOA DOT & PF	No comment

Site Investigation:

According to KPB GIS imagery, proposed Tract 4A-2A will include structures and a driveway and proposed Lot 4A-2B will be vacant. There does not appear to be any evidence of encroachment issues.

Wetlands identified as swamp is depicted on the preliminary plat reflecting the KWF assessment layer on KPB GIS imagery.

Contours have been added to the preliminary plat with grades over 25% shaded.

The affected property is not within a flood hazard area or a habitat protection district.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: waterbodies on map are not KPB regulated anadromous streams
State of Alaska Fish and Game	No response

Staff Analysis

Originally the land consisted of aliquot portions of Section 22, Township 4 North, Range 11 West, Seward Meridian, Alaska. In 1973, the land was first subdivided by Gruber Subdivision (KN 73-61). Since then, multiple replats have occurred, with the most recent plat being the Hope Lake Subdivision 2022 Replat (KN 2025-54), which created Tract 4A-2. The proposed plat will further subdivide Tract 4A-2 into two parcels.

Proposed Tract 4A-2A currently exceeds KPB 20.30.190 3:1 depth to width ratio. To meet this requirement, a re-design to add additional lots would be necessary. However, the proposed replat improves the existing ratio and the parcel can be further subdivided in the future. On August 22, 2022, the Plat Committee approved an exception to KPB 20.30-190- for former Tract 4A-2. **Staff recommends** the Plat Committee concur that this previously approved exception be carried forward to the proposed plat for Tract 4A-2A. If approved, plat note # 6 should be updated to reflect both the original approval date and the date the Plat Committee concurs with carrying forward the exception request for proposed Tract 4A-2A.

Proposed Lot 4A-2B is less than 200,000 square feet and will require a soils report and an engineer must sign the final plat. Tract 4A-2A exceeds 200,000 square feet and does not require a soils report. **Staff recommends** that proper wastewater disposal notes be added to the final plat in accordance with KPB 20.40 with reference to each lot.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

Utility Easements

The plat includes a depiction and plat note for a 10-foot utility easement from all street rights-of-way extending to 20-feet within 5-feet of side lot lines. **Staff recommends** add a label referencing the plat which granted the utility easement adjacent to the 30-foot-wide dedication of J and J Street.

An electrical easement with no specific location was granted to Homer Electric Association, Inc. by document Miscellaneous Book 25, Page 341, Kenai Recording District. This easement is denoted as plat note number 5.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

HEA has requested an easement as referenced in the staff packet.

Utility provider review:

HEA	Easement requested. See comment in staff packet.
ENSTAR	No comments or recommendations.
ACS	No objections
GCI	No response

KPB department / agency review:

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: 48509 GRUBER RD Existing Street Names are Correct: Yes List of Correct Street Names: GRUBER RD, SWANSON DR, J AND J ST, BINGER RD Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 48509 GRUBER RD will remain
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.

	Material Site Comments: There are not any material site issues with this proposed plat.
Assessing Review	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Modify KPB file Number to 2025-157
-

KPB 20.25.070 – Form and contents required

Staff recommendation: *final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.*

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions, or limitations of reservations that could affect the subdivision;

Staff recommendation:

- Modify plat note # 4 to Book 68 pages 479-480 and “KPB 20.60.170B.”

- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation:

- Modify labels
 - to the west: Tract 7A-1 (KN 96-40)
 - to the north: Lot 2-A (KN 2002-73)
-

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: *final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.*

20.30.100. Cul-de-sacs.

- A. Streets designed to have one end permanently closed shall be no more than 1000 feet long. The closed end of the cul-de-sac shall have a suitable turnaround with a minimum radius of 50 feet to the property line. The turnaround shall be constructible to a 4 percent grade or less.

20.30.120. Streets-Width requirements.

- A. The minimum right-of-way width of streets shall be 60 feet.
1. Half streets shall generally not be allowed except to provide the logical extension of a right-of-way where the remaining half street can reasonably be expected to be dedicated in the future.

20.30.190. Lots-Dimensions.

- A. The size and shape of lots shall provide usable sites appropriate for the locality in which the subdivision is located and in conformance with the requirements of any zoning ordinance effective for the area in which the proposed subdivision is located. Generally, lots shall be square or rectangular. Lots shall be at least 60 feet wide on the building setback line. The minimum depth shall be no less than 100 feet, and the average depth shall be no greater than three times the average width.
-

KPB 20.40 – Wastewater Disposal

Staff recommendation: *final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.*

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: *comply with 20.40.*

KPB 20.60 – Final Plat

Staff recommendation: *final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.*

20.60.160. Easements.

A. The plat shall clearly show the location, width, and use of all easements. The easements must be clearly labeled and identified and, if already of record, the recorded reference given. If public easements are being granted by the plat, they shall be properly set out in the owner's certification of dedication.

20.60.170. Other data required by law.

B. Private covenants and restrictions of record in effect at the time the final plat is approved shall be referenced on the plat. The borough will not enforce private covenants, easements, or deed restrictions.
The borough will not enforce private covenants, easements, or deed restrictions.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: *comply with 20.60.190.*

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

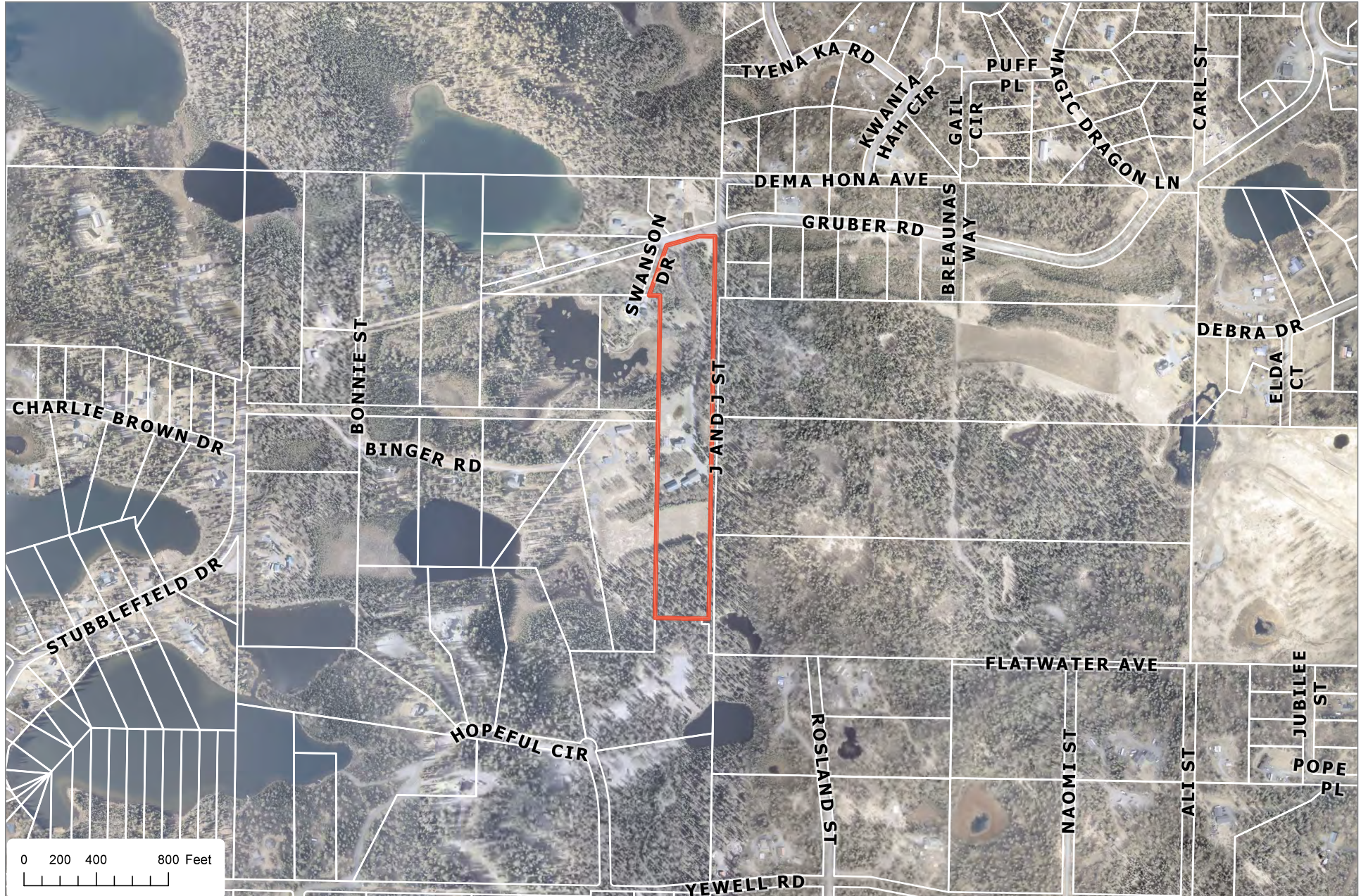
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

A DECISION OF THE PLAT COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

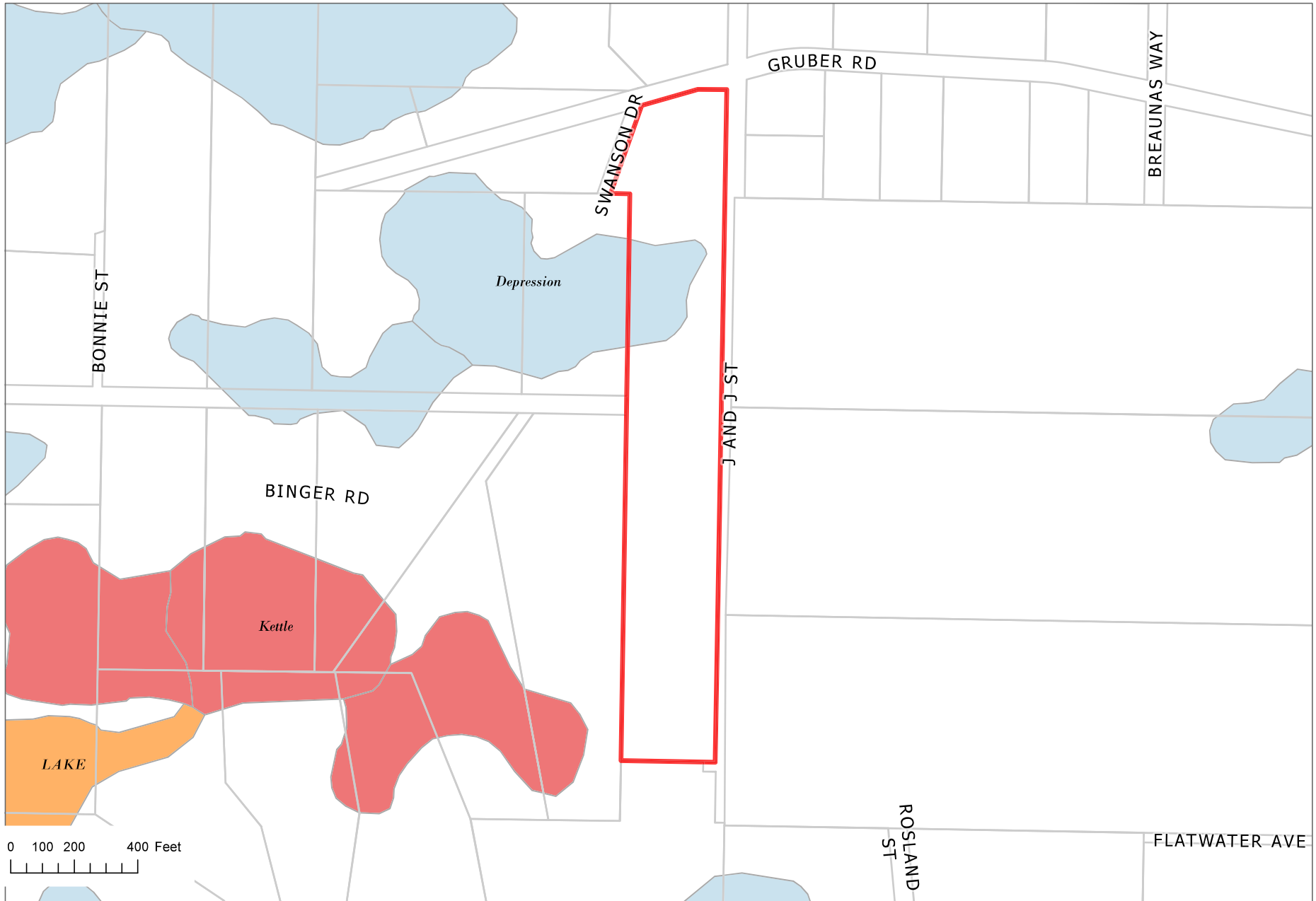
END OF STAFF REPORT



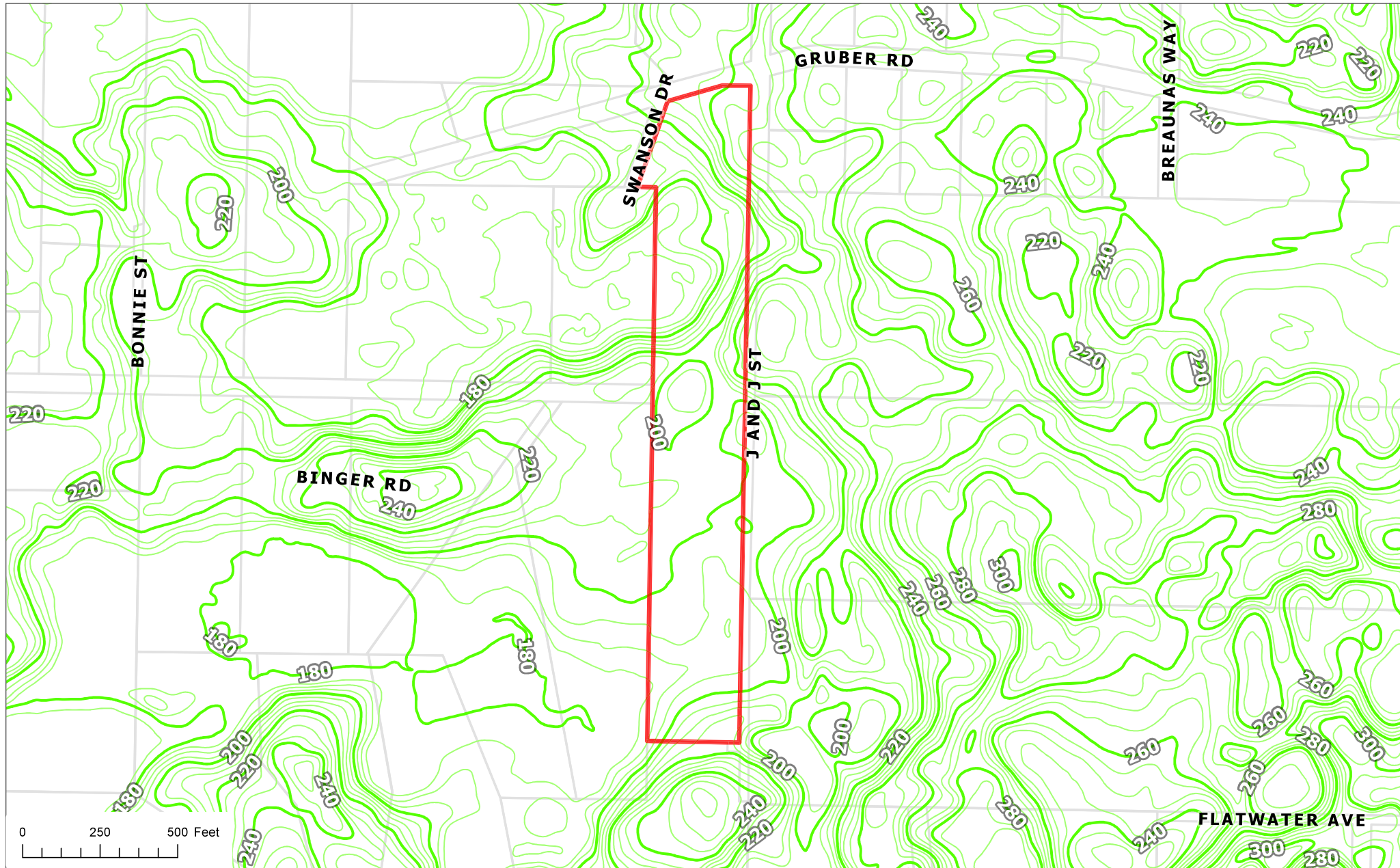
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Wetlands



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

STATE OF ALASKA
49th
Richard L. Johnson
RICHARD L. JOHNSON
7328 - S
REGISTERED PROFESSIONAL LAND SURVEYOR

Prepared by
Johnson Surveying
P.O. Box 27
Clam Gulch, Ak 99568
(907) 262-5772

VICINITY 1" = 1 mile MAP

AREA = 24.335 acres

2025-54
Plat #
Kanal
Rec. Dist.
8/22/2025
Date
Time 11:37 AM

* - 2 1/2" brass cap monument, 237-S, 1961, found.
 ⊕ - 2 1/2" brass cap monument, 237-S, 1976, found.
 * - 1 1/4" plastic cap on 5/8" rebar, LS-2234, found.
 ⊕ - 5/8" rebar per NC 2006-49, found.
 * - 1/2" rebar with plastic cap, McLean, found.
 ⊕ - 2" deep on 5/8 rebar, LS-11795, found.
 ▲ - 1/2" rebar with plastic cap, 7328-S, found.
 ⊕ - 1/2" rebar to corner, found.
 * - 1/2" x 4" rebar with plastic cap, set.
 ∞ - indicates swap.
 (i) - indicates record information, NC 2018-33.
 (r) - indicates record information, plot NC 2006-49.

[illegible]

These lots are at least 200,000 square feet in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

This plan was approved by the Kona Peninsula Borough Planning Commission at the meeting of 22 August, 2022.

BY: Lawrence J. [Signature] 6/23/2025
Authorized Official Date

The undersigned officer identified by name and title is authorized to accept and hereby accepts on behalf of the Kenosha Peninsula Borough for public uses and public purposes the real property to be dedicated by this plat including easements, Rights-Of-Way, (if & J St, turn out), alleys and other public areas shown on this plat.

The acceptance of the lands for public use or public purpose does not obligate the public or any governing body to construct, operate, or maintain improvements.

By: [Signature] [Signature]
Authorized Official Date
Vernon L. Smith, Jr.
PLATTINUM RECORDS

We hereby certify that we are the owners of the real property shown and described herein; and that we hereby adopt this plan of replat and by our free (current) deed all easements to the use shown

James E. Kimes P.O. Box 982 Soldotna, AK 99689
owner KRD 2006-19 Tract 4A

Jessette E. Kimes P.O. Box 981 Soldotna, AK 99683
owner ERD 2008-49 Tract 44

Alexander Hillman 1605 Stanton Ave Anchorage, AK 99501
owner KKD 2018-03 Lot 4A-1

Dominique E Kurth 1685 Stanton Ave Anchorage, AK 99501
owner KSD 2018-S3 lot 4A-1

For: James E & Jennelle E Kimes
Acknowledged before me this 25
day of March, 2002.

Notary Public for Alaska
My commission expires 7/14/2011

For Alexander Hillman
Acknowledged before me this 11th day of May, 2002

Notary Public for Alaska
My commission expires 12/31/2014

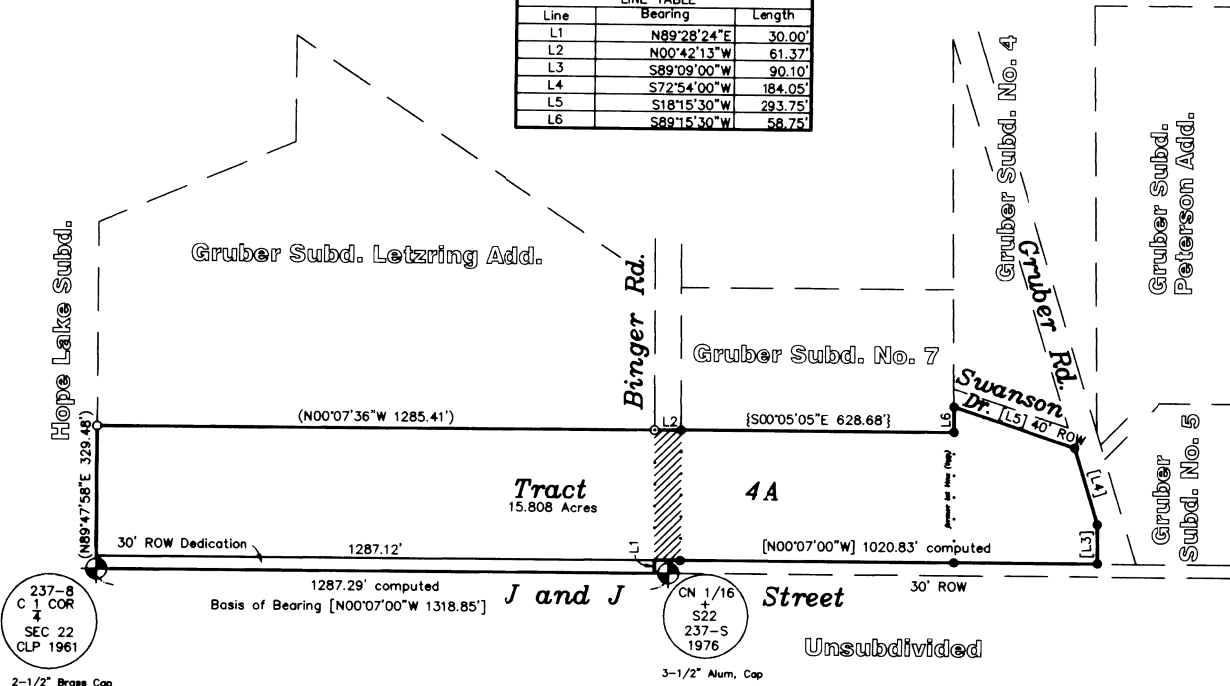
Acknowledged before me this 15
day of March, 2022

Notary Public for Alaska
My commission expires 7/10/16



Note: The distances for L1 & L6 are computed.
The bearings for L1 & L6 are record values from KRD 79-79
The distance and bearing for L2 are computed values

Line	Bearing	Length
L1	N89°28'24"E	30.00'
L2	N00°42'13"W	61.37'
L3	S89°09'00"W	90.10'
L4	S72°54'00"W	184.05'
L5	S18°15'30"W	293.75'
L6	S89°15'30"W	58.75'



LEGEND:

- Monument (record)
- 5/8" Rebar per plat 2005-21
- 1/2" Rebar per plats 96-40 & 79-79
- [] Record Datum - Gruber Subdivision No. 4
Plat # KRD 79-79
- () Record Datum - Gruber Subd. Letzring Add.
Plat # KRD 2005-21
- { } Record Datum - Gruber Subdivision No. 7
Plat # KRD 96-40
- ▨ Vacated ROW, approved by Planning
Commission March 13, 2006

NOTES:

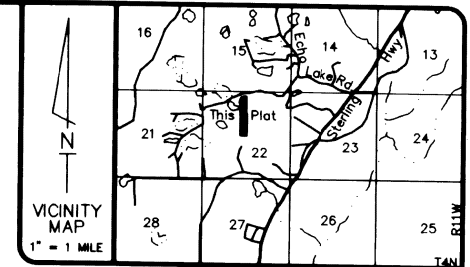
- Covenants that may affect the development of this subdivision are recorded in Book 68 Page 430 & Book 73 Page 430.
- Building Setback - A setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- Front 10 ft. of the building setback adjacent to rights-of-way is also a utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a Utility to use the easement.
- An exception to KPB 20.16.160 was granted May 8, 2006 by the Plat Committee.
- Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the road maintenance program.
- WASTEWATER DISPOSAL:** These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

SURVEYOR'S CERTIFICATE

I hereby certify that; I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.



2006-49
RECORDED 20-
KENAI REC. DIST.
DATE: 7-14-2006
TIME: 3:56 P.M.
REQUESTED BY:
INTEGRITY SURVEYS
605 SMILES DRIVE
KENAI, ALASKA 99611



CERTIFICATE of OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

James E. Kimes
James E. Kimes

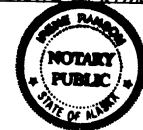
Jeannette E. Kimes
Jeannette E. Kimes

P.O. BOX 375
Seward AK, 99664

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 11 DAY OF July
2006 FOR *James E. Kimes and Jeannette E. Kimes*

James E. Kimes
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 5/22/07



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF May 8, 2006

KENAI PENINSULA BOROUGH

Mary Jell
AUTHORIZED OFFICIAL

KPB FILE No. 2006-091

Gruber Subdivision Kimes Replat

Replat Lot 4 Gruber S/D No. 4 KRD 79-79, Lot 7A-2 Gruber S/D KRD 96-40, & Lot 8 Gruber S/D KRD 73-61, vacating portion of Binger Rd and associated easements. Located within the NE1/4 NW1/4, SE1/4 NW1/4 Section 22, T4N, R11W, S.M., Kenai Recording District, Kenai Peninsula Borough, Alaska. Containing 16.66 Acres

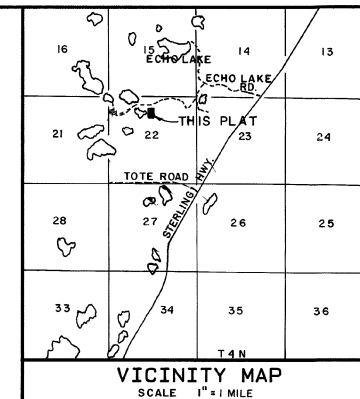
Integrity Surveys

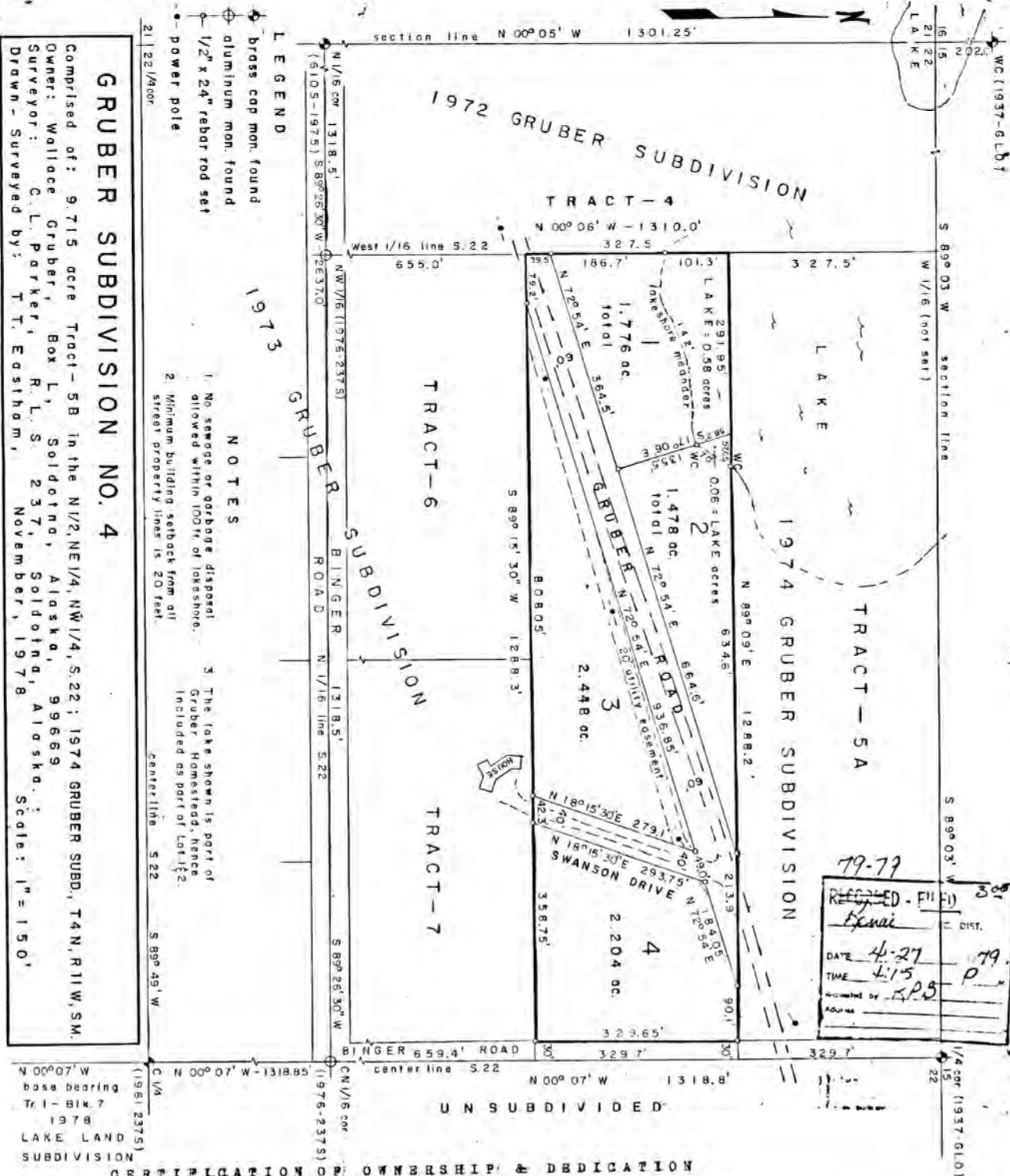
8195 Kenai Spur Hwy Kenai, Alaska 99611-8902

SURVEYORS PHONE - (907) 283-9047 FAX - (907) 283-9071 PLANNERS

JOB NO:	28005	DRAWN:	28 June, 2006 GHB
SURVEYED:	N/A	SCALE:	1" = 200'
FIELD BK:	N/A	DISK:	Gruber

07-96 N 5135





CERTIFICATION OF OWNERSHIP & DEDICATION

I hereby certify that I am the owner of the property shown and described hereon, and that I hereby adopt this plan of subdivision, and dedicate to public use the roadways and utility easements shown.

Wallace Gruber

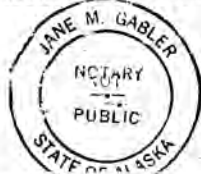
Wallace Gruber, Box ~~X~~ Soldotna, Alaska 99669
1507

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 26th day of April, 1979.

Notary Public for Alaska Jane M. Gabler

My Commission Expires 9-13-81



PLAT APPROVAL: This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of January 2, 1978, is hereby acknowledged and

accepted as the official plat, subject to any and all conditions and requirements of ordinances and law appertaining thereto.

KENAI PENINSULA BOROUGH BY: J. J. Waring



CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND DEDICATE TO PUBLIC USE THE ROADS AND UTILITY EASEMENTS SHOWN.

Wallace Gruber, OWNER

73-61

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO before me this 4th DAY OF Sept, 1973

Kenai REC. DIST.

D 9-11 1973 NOTARY PUBLIC FOR ALASKA

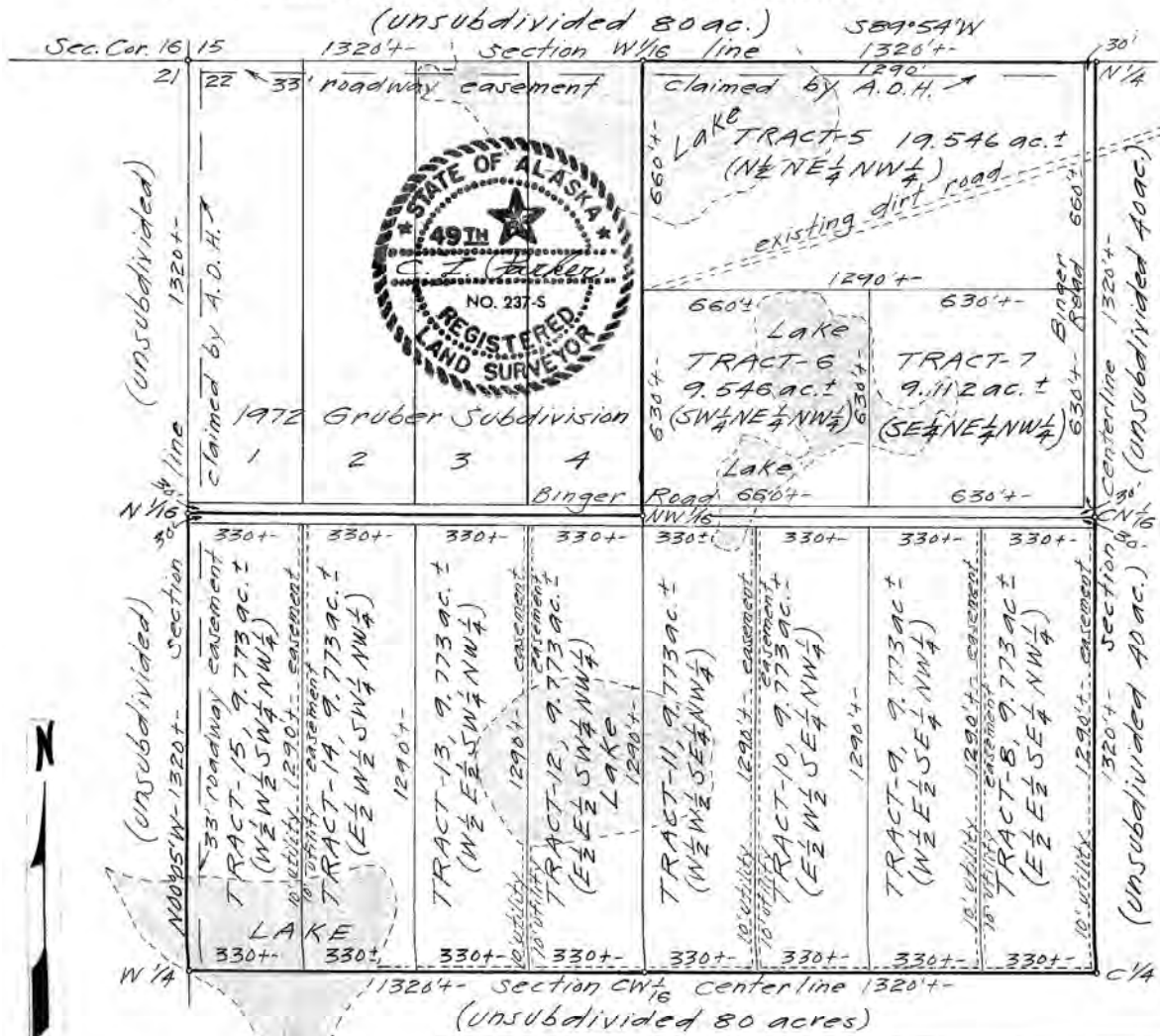
T 1:53 P M

Witnessed by KPB My COMMISSION EXPIRES July 1, 1974

PLAT APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION THIS

13th DAY OF AUGUST, 1973. Stanley F. Thompson
MAYOR

NOTE: THIS IS AN UNSURVEYED SUBDIVISION. ALL DIMENSIONAL DETAILS SHOWN WERE DERIVED FROM A 1941 G.L.O. TOWNSHIP PLAT OF T4N, R11W, S.M., AND ARE SUBJECT TO SOME ADJUSTMENT AFTER SECTION 22 IS SUBDIVIDED BY A FIELD SURVEY. THE LAKES SHOWN WERE NOT MEANDERED AND DELETED FROM GRUBER'S HOMESTEAD, HENCE ARE INCLUDED IN THIS SUBDIVISION.



VICINITY MAP, SCALE 1" = 1 MI.



GRUBER SUBDIVISION

120 ACRE S1/2 & NE1/4 OF NW1/4 OF SEC. 22, T4N, R11W, S.M.

OWNER: WALLACE GRUBER, Box , SOLDOTNA, ALASKA

PLATTED BY: C. L. PARKER, R.L.S. 237, SOLDOTNA, AK.

AUGUST 13, 1973

SCALE: 1" = 400'

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MOTION AS AMENDED PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

ITEM E2 - HOPE LAKE SUBDIVISION 2022 REPLAT

KPB File No.	2022-112
Plat Committee Meeting:	August 22, 2022
Applicant / Owner:	James & Jannette Kimes of Seward, AK Alexander Hillman & Dominique Kruth of Anchorage, AK
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Gruber Road, Hopeful Circle, Kalifornsky

Parent Parcel No.:	131-330-41 and 131-461-13
Legal Description:	Lot 4A-1 Hope Lake Subdivision 2017 Addition KN 2018-33 and Tract 4A Gruber Subdivision Kimes Replat KN 2006-49
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

Staff report was given by Platting Specialist Julie Hindman.

Chair Gillham opened the item for public comment.

Jerry Johnson, Surveyor; P.O. Box 27, Anchor Point, AK 99556: Mr. Johnson requested that the turnaround on J&J Street be moved due to terrain issues. He would like the turnaround moved to the bottom of the hill. He also requested that no turnaround be required on Binger Road due to the location of some structures. He felt it would be difficult to take a cul-de-sac bulb on Binger Road out of the Kimes property. He noted that there is another plat in the works that involves a lot along Binger Road and the Kimes lot, it would make more sense to get a cul-de-sac dedication from that plat.

Jeanette Kimes, Petitioner; P.O. Box 981, Soldotna, AK 99669: Ms. Kimes noted that where staff was recommending a turnaround made little sense as the terrain is very steep. She then made herself available for any questions.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Staggs moved, seconded by Commissioner Slaughter, to grant preliminary approval to Hope Lake Subdivision 2022 Replat, based on staff recommendations and compliance to borough code.

EXCEPTION REQUEST A MOTION: Commissioner Slaughter moved, seconded by Commissioner Staggs, to grant exception request to KPB 20.30.190 – Lot Dimensions, 3:1 depth to width ratio for proposed Tract 4A-1, citing findings 4-9 in support of standards one, two and three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

EXCEPTION REQUEST A MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

EXCEPTION REQUEST B MOTION: Commissioner Slaughter moved, seconded by Commissioner Staggs, to grant exception request to KPB 20.30.120 – Street Width Requirements for Swanson Drive, citing findings

2-8 in support of standards one, two and three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

EXCEPTION REQUEST B MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

Commissioner Horton asked staff if an exception request would be needed to move the location of the turnaround on J&J Street. Ms. Hindman replied that it would not require an exception request, the committee could amend staff's recommendation and approve the surveyor's recommendation to move the turnaround area on J&J Street, based on terrain issues.

AMENDMENT MOTION: Commissioner Horton moved, seconded by Commissioner Slaughter to amend staff's recommendation to move the location of the turnaround on J&J Street based on the field survey.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

AMENDMENT MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MAIN MOTION AS AMENDED PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

Ms. Hindman brought to the attention of the committee that Mr. Johnson had also requested an exception request to remove the requirement of a turnaround on Binger Road.

Chair Gilman asked for a motion for reconsideration to include the new exception request.

MOTION TO RECONSIDER: Commissioner Horton moved, seconded by Commissioner Venuti to reconsider the preliminary approval for Hope Lake Subdivision 2022 Replat.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MOTION TO RECONSIDER PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

EXCEPTION REQUEST C MOTION: Commissioner Horton moved, seconded by Commissioner Slaughter to grant exception request to KPB 20.30.100 – Cul-de-sacs, for the removal of a turnaround area at end of Binger road.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

EXCEPTION REQUEST C MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

Ms. Hindman informed the commission that she had developed findings in support of this exception request. Chair Gillham asked her to read them into the record. Ms. Hindman read into the record the following findings:

1. Binger Road is not currently constructed within the dedication.
2. Binger Road is not currently used for access to the subdivision.
3. The road was previously vacated with no request for a turnaround area.
4. Roads Department and CES received copies and did not make a request.
5. Binger Road is dedicated at 60 feet wide and can be used for turnarounds.
6. Surveyor noted that the owners do wish to further subdivide and dedications can be required that meet the needs of the new lots at that time.

Chair Gillham asked if there any discussion regarding the finding. She then asked if motion makers and the committee agreed to attaching these findings.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MOTION TO ATTACH THE SIX FINDINGS PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

ITEM E3 - KINGS COVE

KPB File No.	2022-105
Plat Committee Meeting:	August 22, 2022
Applicant / Owner:	Caryn Lee Giliam of Anchorage, AK
Surveyor:	James Hall / McLane Consulting
General Location:	Highbush Lane, City of Kenai

Parent Parcel No.:	045-160-19
Legal Description:	Government Lots 4 & 5 and the NE1/4 NW1/4 NE1/4 of S 34 T 6N R11W
Assessing Use:	Residential
Zoning:	Rural Residential
Water / Wastewater	On site

Staff report was given by Julie Hindman.

Chair Gillham opened the item for public comment.

Caryn Giliam, Petitioner: 5014 E. 145th Avenue, Anchorage, AK 99516: Ms. Giliam made herself available for any questions.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner Horton moved, seconded by Commissioner Slaughter to grant preliminary approval to Kings Cove, based on staff recommendations and compliance to borough code.

EXCEPTION REQUEST MOTION: Commissioner Horton moved, seconded by Commissioner Slaughter, to grant exception request to KPB 20.30.170 – Block Length Requirements, citing findings 4-12 in support of standards one, two and three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MOTION AS AMENDED PASSED BY UNANIMOUS VOTE

Yes	5	Gillham, Horton, Slaughter, Staggs, Venuti
No	0	

AGENDA ITEM E. NEW BUSINESS

ITEM 2 - HOPE LAKE SUBDIVISION 2022 REPLAT

KPB File No.	2022-112
Plat Committee Meeting:	August 22, 2022
Applicant / Owner:	James and Jannette Kimes of Seward, AK Alexander Hillman and Dominique Kruth of Anchorage, AK
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Gruber Road, Hopeful Circle, Kalifornsky

Parent Parcel No.:	131-330-41 and 131-461-13
Legal Description:	Lot 4A-1 Hope Lake Subdivision 2017 Addition KN 2018-33 and Tract 4A Gruber Subdivision Kimes Replat KN 2006-49
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will adjust a lot line between two lots. The lots will adjust from 8.51 acres and 15.81 acres to 9.82 acres and 14.16 acres. No right-of-way dedication are proposed.

Location and Legal Access (existing and proposed): The subdivision has multiple access points. The northern access routes are located off Echo Lake Road and the others are accessed by various routes from the Tote Road area.

The northern lot has dedicated access from Gruber Road, Swanson Drive, J and J Street, and Binger Road. The access being used is from Gruber Road. Gruber Road is a borough maintained right-of-way. Swanson Drive appears to only be developed to provide access to a lot. Binger Road is not constructed within the dedication and appears to end at the lot to the west of the subdivision. J and J Street is not constructed.

The southern lot has dedicated access from J and J Street and Hopeful Circle. J and J Street is not constructed. Hopeful Circle is constructed but not maintained. It provides the access to the southern lot. The dedication connections to Hopeful Circle are not constructed but an access easement is on file that provides the land owners a connection to Hopeful Circle.

Binger Road dedication originally continued east and split the current northern lot. The right-of-way was vacated by Gruber Subdivision Kimes Replat, KN 2006-49. The dedication of Binger Road improved the block but with the vacation the block is incomplete and further out of compliance. The southern lot is within a block with a cul-de-sac that does not improve the block requirements. There are numerous ponds and lakes in the area with some surrounding wetlands. Some of the roads are constructed outside dedications due to terrain. There are also improvements on some of the lots. Due to previously granted vacations, terrain, location of improvements, ***staff recommends the plat committee concur that an exception to block length is not required as any dedications will not improve the block at this time.***

Binger Road use to continue through this subdivision and was vacated by Gruber Subdivision Kimes Replat, Plat KN 2006-49. Staff did not find any discussion within the staff report or minutes from the meeting regarding the end of Binger Road and the need for a turnaround area. If the intention is not to continue Binger Road in the future a proper turnaround areas should be provided in accordance with KPB 20.30.100. As Binger Road exceeds the length requirements for a cul-de-sac and that providing a bulb will limit the ability to continue the right-of-way, ***staff recommends a t-type or hammerhead turnaround should be provided at the end of Binger Road that will allow for***

possible extension of the right-of-way or allow for new dedications along the western boundary and an extension of Binger Road per KPB 20.30.030 is not required.

J and J Street has varying width. The northern portion has been dedicated as a full 60 feet with the southern portion only 30 feet wide. The dedication came from the subject property and it can be expected if the eastern lots that were created by plat waiver, are ever subdivided they could provide a matching dedication. The dedication of J and J Street ends at the lot line for the current southern lot. The reconfiguration of the lot lines will provide additional access to the southern lot as the north eastern portion of the lot will abut the dedication. Per KPB 20.30.030, a continuation of J and J Street should be provided to the south. Within the southeast corner of the subdivision is open water that will limit the ability for J and J Street to continue to the south. **Staff recommends a turnaround area be provided and as the length exceeds code limits, the turnaround be a t-type or hammerhead turnaround located at the end of the existing dedication.**

Swanson Drive is a 40 foot wide dedicated right-of-way that abuts the northern lot. Per KPB Code 20.30.120, the minimum width of rights-of-way is 60 feet. An exception has been requested to not provide additional width to Swanson Drive.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Painter, Jed Comments: No comments
SOA DOT comments	

Site Investigation: The preliminary plat has several low wet areas present within the boundary of the subdivision and a portion of a lake. They are depicted on the preliminary. **Staff recommends the low wet areas remain on the final plat and a wetlands determination note be added to the plat.**

Terrain is shown on the preliminary plat with various locations of steep terrain. **Staff recommends if any right-of-way dedications are required, centerline profiles should be submitted if the areas have steep slopes present.**

KPB River Center review	A. Floodplain Reviewer: Carver, Nancy Floodplain Status: Not within flood hazard area Comments: No comments B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments C. State Parks Reviewer: Russell, Pam Comments: No Comments
State of Alaska Fish and Game	No objections

Staff Analysis The land within the proposed subdivision has been replated numerous times. The first platting of the property occurred with Gruber Subdivision, Plat KN 73-61, and the most recent being Hope Lake Subdivision 2017 Addition, Plat KN 2018-53.

A soils report will not be required.

Notice of the proposed plat was mailed to the beneficial interest holder on July 28, 2022. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat.

If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

The property is within the Kalifornsky advisory planning commission area, which is currently inactive.

The proposed southern lot appears to be cleared and have a driveway in place. There does not appear to be any permanent improvements in place per KPB Assessing data and KPB GIS Imagery. The proposed northern lot does contain a long driveway off Gruber Road that provides access to multiple structures located near the middle of the lot and just south of the Binger Road vacation area.

Utility Easements Various utility easements have been granted through the years. The plat does include a depiction of one of the easements granted by a former plat and contains a plat note that the front 15 feet along dedications is a utility easement. **Staff recommends** *previously granted utility easements, including those adjacent to rights-of-way, be depicted and labeled with the plat granting the easement and any new easements be noted as being granted by this plat.*

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility provider review:

HEA	No comments
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Haws, Derek Affected Addresses: 48509 GRUBER RD 30641 HOPEFUL CIR Existing Street Names are Correct: Yes List of Correct Street Names: J AND J ST HOPEFUL CIR SWANSON DR Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 48509 GRUBER RD will remain with tract 4A-1. 30641 HOPEFUL CIR will remain with tract 4A-1A.
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Planner	Reviewer: Raidmae, Ryan

	There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

- A. Within the Title Block
1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
 2. Legal description, location, date, and total area in acres of the proposed subdivision;
 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.
- Staff recommendation:** The middle initials should be added to the Kimes. Verify owner's addresses as KPB Assessing records indicate a Soldotna PO Box for the Kimes and a street address for Hillman and Kurth.
- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;
- Staff recommendation:** Street name and width labels are required for Binger Road, J and J Street, Gruber Road, and Hopeful Circle.
- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the proposed subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;
- Staff recommendation:**
- Lot 2 and Lot 3 located west of Swanson Drive are from Gruber Subdivision #4.
 - Update Lot 2A to 2-A north of Gruber Road.
 - The depiction of J and J Street needs to be updated as the width increases for the northern portion and the lot depiction for the northern lot is incorrect as it was split into two lots.
 - Provide a lot label for Lot 4B-A located to the south of the subdivision.
- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;
- Staff recommendation:** The proposed new lot number is the same as one of the parent lots. Due to the multiple subdivisions staff recommends changing the lot numbers to something similar to 4A-2 and 4A-3.

KPB 20.30 – Subdivision Design Requirements

Page 4 of 9

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

20.30.030. Proposed street layout-Requirements.

A. The streets provided on the plat must provide fee simple right-of-way dedications to the appropriate governmental entity. These dedications must provide for the continuation or appropriate projection of all streets in surrounding areas and provide reasonable means of ingress for surrounding acreage tracts. Adequate and safe access for emergency and service vehicle traffic shall be considered in street layout.

B. Subdivision of land classified as agricultural conveyed subject to AS 38.05.321(a)(2)(B) may provide public access easements in lieu of fee simple dedications if necessary to comply with the minimum lot size restriction of the statute. The public access easements must meet all applicable right-of-way design criteria of Title 20 and are subject to the building setback requirements set forth in KPB 20.30.240.

C. Preliminary plats fronting state maintained roads will be submitted by the planning department to the State of Alaska Department of Transportation and Public Facilities (DOT) for its review and comments.
Staff recommendation: Exceptions to continue J and J Street has been requested. Binger Road was previously vacated, will ask for concurrence.

20.30.100. Cul-de-sacs.

A. Streets designed to have one end permanently closed shall be no more than 1000 feet long. The closed end of the cul-de-sac shall have a suitable turnaround with a minimum radius of 50 feet to the property line. The turnaround shall be constructible to a 4 percent grade or less.

B. Hammerhead or T -type turnarounds may be allowed on a case-by-case basis. Adequate turning radii, width and depth must be provided for road maintenance and emergency vehicle access. Plans must be reviewed with a recommendation by emergency service providers and the KPB Road Service Area Board prior to submittal for planning commission review.

C. Temporary turnarounds and self-vacating turnarounds shall not be granted or reserved on plats.
Staff recommendation: Turnaround areas should be provided at the end of the Binger Road dedication and J and J Street dedication. The existing dedications exceed the limits of A, thus the turnarounds should comply with B.

20.30.120. Streets-Width requirements.

A. The minimum right-of-way width of streets shall be 60 feet.
1. Half streets shall generally not be allowed except to provide the logical extension of a right-of-way where the remaining half street can reasonably be expected to be dedicated in the future.
2. When a design change required as a condition of preliminary approval results in a half right-of-way that was not shown on the original preliminary plat, adjoiners to the new half right-of-way will be sent a copy of the plat committee minutes and a sketch showing the new half right-of-way and per KPB 2.40.080 can request a review of the plat committee decision by the full Planning Commission.

B. Additional right-of-way or easement width may be required to provide for the construction of side slopes or to otherwise accommodate right-of-way construction standards set forth in KPB Title 14.
Staff recommendation: Additional width for Swanson Drive is required by code. Exception has been requested.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments: Lots are over 200,000 square feet and a soils report will not be required.

Staff recommendation: *comply with 20.40.*

KPB 20.60 – Final Plat

Staff recommendation: *final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.*

20.60.040. Dedication of public use lands. Any land shown on a plat as a street, public park or other public area must be dedicated on the final plat to a tax exempt governmental entity. If the governmental entity is not the Kenai Peninsula Borough, the governmental entity shall be required to execute an acceptance of the dedication on the plat.

Staff recommendation: *Acceptance will be required for any dedications granted including turnaround areas that will be signed by the borough.*

20.60.140. Block and lot numbering. Blocks and lots within each block shall be numbered consecutively or all lots shall be numbered consecutively. If possible, each block should be shown entirely on one sheet. Each lot shall be shown entirely on one sheet.

Staff recommendation: *The lot numbers do not comply.*

20.60.180. Plat notes.

A. Plat notes shall not be placed on a final plat unless required by borough code or by the planning commission in order to promote or protect the public health, safety, and welfare consistent with borough and state law.

B. Revision of, or not carrying forward, an existing plat note from the parent plat will adhere to KPB 20.50.010. Separate advertising of the plat note removal is not required, Notification of the requested change will be sent by regular mail to all owners within the subdivision (parent plat and subsequent replats) as shown on the borough tax rolls. Upon approval by the planning commission, the revision or removal of the record plat note shall be finalized by recording a planning commission resolution or subdivision plat.

Staff recommendation: *Place the following notes on the plat.*

- *Add a plat note for any exceptions granted.*
- *Easement deed KRD 2013-010662-0 grants access to Lot 4A-1A (update lot number) from Yewell Road across Plat Waiver 2004-28 Parcel 1 via Hopeful Circle. Easement is located to the west of and off the bounds of this plat.*
- *Subject to an easement granted to Homer Electric Association, Inc. recorded by document in Misc. Book 25, Page 341 or the Kenai Recording District. No definite location disclosed.*
- *Subject to covenants, conditions, and restrictions as found in instruments dated September 23, 1973 in Book 73 Page 609, September 28, 1973 in Book 73 Page 610, November 10, 1972 in Book 68 Page 479 all within the Kenai Recording District.*
- *The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.*
- *Subject to terms, covenants, conditions and provisions, including rights of way and easements as contained in the Alaska Native Claims Settlement Act, dated December 18, 1971, U.S. Public Law 92-203, 85 Stat. 688. U.S.C. 1601 et seq.*
- *Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable.*

Plat note 3 currently contains a typo. If left on the final it should be revised.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: *The owners' names should match the Certificate to Plat and the signature lines should indicate which former lot they are signing as owner. Comply with 20.60.190.*

EXCEPTIONS REQUESTED:

A. KPB 20.30.190 – Lots-Dimensions (3:1 depth to width ratio for proposed Tract 4A-1)

Staff Discussion: Code requires lots be designed so that the average depth is not greater than three times the average width.

If the exception is denied the preliminary plat would require a redesign to bring the lot into compliance. In order to do so, additional lots would have to be created as there is no additional width to be added to the lot to improve the ratio without acquiring additional lands.

Findings:

1. KPB Code requires lots to not exceed 3:1 depth to width ratio.
2. Proposed Tract 4A-1 has a depth to width ratio of 7.1:1.
3. The parent lot has a depth to width ratio of 7.7:1.
4. The proposed replat will improve the 3:1 ratio.
5. There are existing improvements on the lot including a driveway and multiple structures.
6. There are areas with steep terrain present within the lot.
7. There are low wet areas present within the lot.
8. The lot can be further subdivided in the future.
9. J and J Street provides access along the entire length of the lot if future replats occur.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The commission (committee) shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 4-9 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 4-9 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 4-9 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

B. KPB 20.30.120 – Streets-Width requirements Swanson Drive

Surveyor's Discussion: I am requesting an exception to any additional ROW dedication for Swanson Drive. This drive only serves the north portion of a 4.5 acre lot, (a pond and swamp in the middle of the lot would prevent access across the lot). The building configuration on the north portion of that lot would appear to make subdividing that portion of the lot unlikely. Swanson Drive basically serves as a flag access for that portion of that lot.

Staff Discussion: Code requires right-of-way widths be 60 feet wide. Swanson Drive is only 40 feet wide.

If the exception is denied additional width for Swanson Drive will be required to be dedicated.

Findings:

1. KPB Code requires rights-of-way to be 60 feet wide.
2. Swanson Drive was dedicated as 40 foot wide on Gruber Subdivision No. 4, Plat KN 79-79.
3. Plat KN 79-79 indicated the location of the house on the lot to the south, Lot 7A-1, which would limit the continuation of the right-of-way.
4. Additional improvements appear on Lot 7A-1 that would limit the ability to continue the right-of-way or have proper intersections with any east-west dedications.
5. There is open water located south of the improvements on Lot 7A-1 that only leave an approximate 60 foot width between the water and the eastern lot line.
6. Swanson Drive is constructed but not maintained by the borough.
7. A dedication for Binger Road is located along the southern property line of Tract 7A-1.
8. Only two other lots abut the existing dedication including the northern lot of the preliminary plat.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The commission (committee) shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 2-8 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 2-8 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 2-8 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

- **GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND**
- **COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND**

- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT



Hope Lake Subdivision 2025 Addition Preliminary Plat

A subdivision of Tract 4A-2 Hope Lake Subd., 2022 Replat, KRD 2025-54

Located in the NW 1/4 Section 22, T4N R11W, SM, Alaska.
Kenai Recording District Kenai Peninsula Borough File

Prepared for
James E. & Jeannette E. Nimes
P.O. Box 981
Soldotna, AK 99689

Prepared by
Johnson Surveying
P.O. Box 27
Clam Gulch, AK 99568
(907) 262-5772

HEA REVIEWER - SEE COMMENTS
Scott Huff
10/28/2025
Land Management Officer

VICINITY 1" = 1 mile MAP

SCALE 1" = 100' AREA = 14.483 acres
7 October, 2025

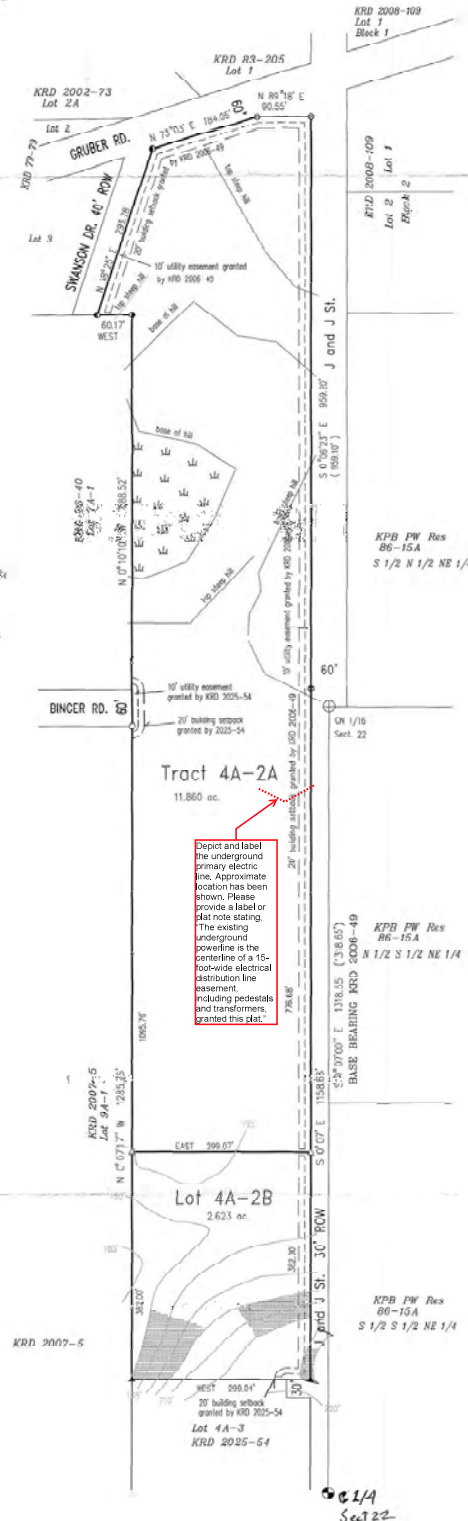
Contour interval on Lot 4A-2B is 5'
Shaded areas indicate grades over 25%

LEGEND

- 2 1/2" brass cap monument, 237-S, 1961, found.
- ⊕ 3 1/2" d/cap monument, 237-S, 1978, found.
- ⊕ 3/8" rebar per KRD 2006-49, found.
- 1/2" rebar with plastic cap, McLane, found.
- 2" d/cap on 5/8" rebar, LS-11795, found.
- ▲ 1/2" rebar with plastic cap, 1378-S, found.
- 1/2" rebar lot corner, found.
- 1/2" rebar lot corner, found.
- Δ 1/2" x 4" rebar with plastic cap, set.
- Δ indicates swamp.
- (-) indicates record information, KRD 2025-54.

NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement as is the entire setback within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
3. Any person developing this property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
4. Restrictive covenants affecting former Lot 4A, KRD 2006-49 are recorded with the Kenai District Recorder in Book 73 Page 609-610, and Book 68 Page 479.
Per KPB 20.60.170 the borough will not enforce restrictive covenants, easements, or other encumbrances affecting former Tract 4A, KRD 2006-49, or disclaim easement and encumbrances affecting former Tract 4A, KRD 2006-49, in KRD Misc. Book 25 Page 341.
5. This is a general easement, no specific location given.
6. Exceptions to KPB 20.30.190, Lots Dimensions, 3 : 1 depth to width ratio for Tract 4A-2 and KPB 20.30.120, street width requirement for Swanson Drive and KPB 20.30.100 Cul-de-sac at the end of Binger Rd. were granted by the KPB Planning Commission at the meeting of 22 August, 2022.
This plat is improving the dimension ratio of Tract 4A-2.
No changes involving Binger Road are being proposed with this plat.
7. All bearings and distances are measured. Where different from record data (KRD 2025-54), record data is shown in ().



KPB 2025-157



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 10/13/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one lot into two lots .

KPB File No. 2025-157

Petitioner(s) / Land Owner(s): James E. and Jeannette E. Kimes of Soldotna, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, November 17, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

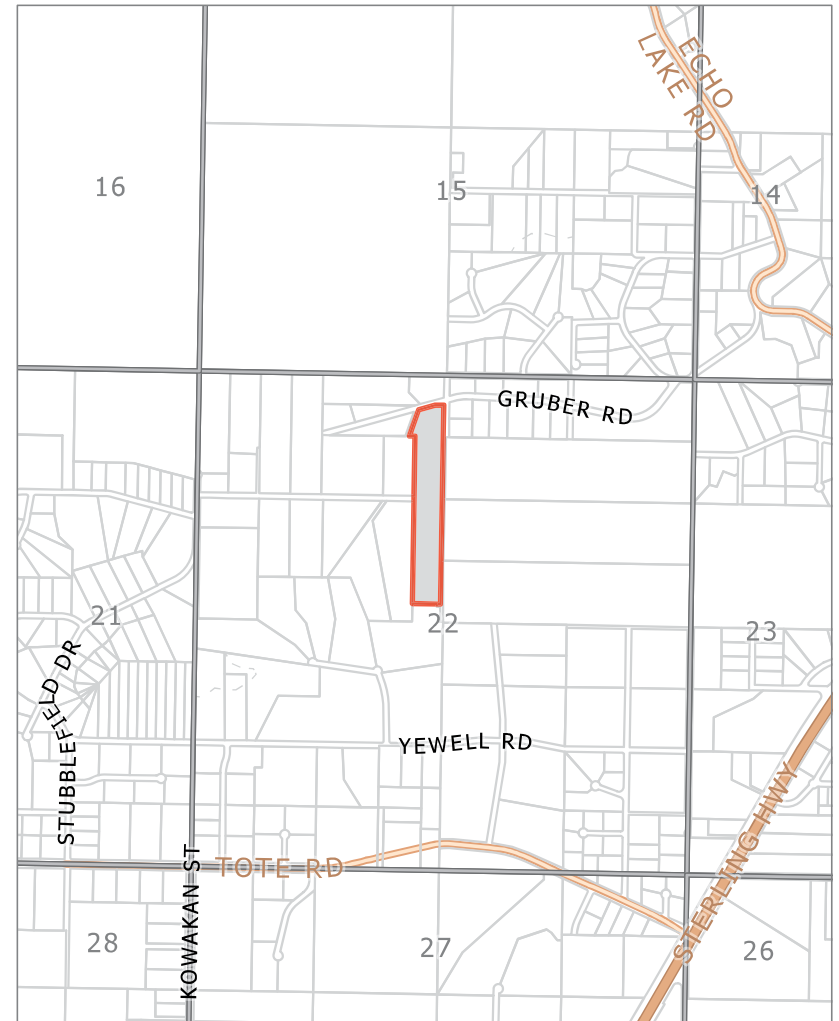
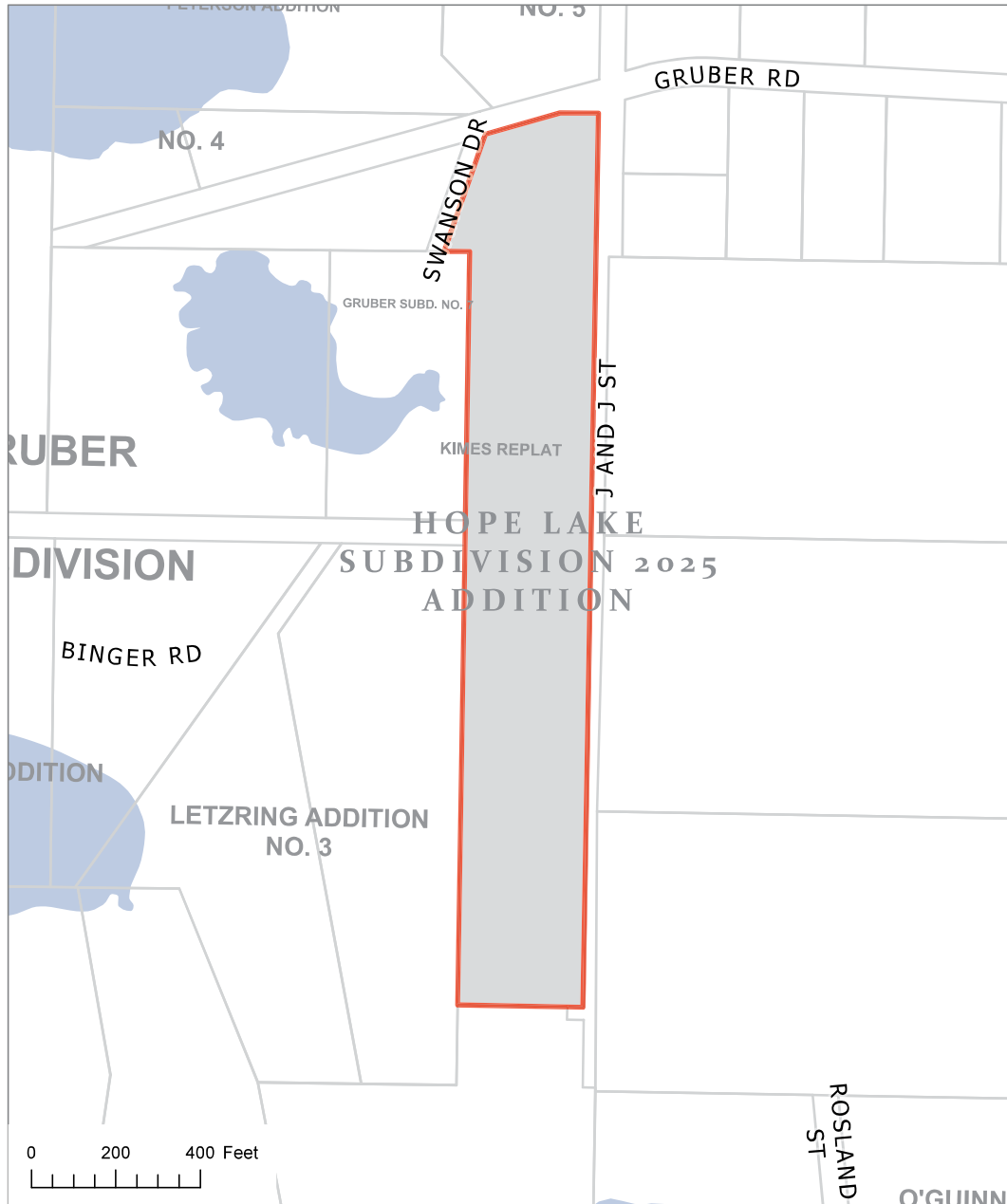
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, November 14, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 10/27/2025



KPB File 2025-157
T 04N R11W SEC22
Kalifornsky



VICINITY 1" = 1 mile MAP

Hope Lake Subdivision 2025 Addition Preliminary Plat

A subdivision of Tract 4A-2 Hope Lake Subd., 2022 Replat, KRD 2025-54

Located in the NW 1/4 Section 22, T4N R11W, SM, Alaska.
Kenai Recording District Kenai Peninsula Borough File

Prepared for

James E & Jeannette E Kimes
P.O. Box 981
Soldotna, AK 99669

Prepared by

Johnson Surveying
P.O. Box 27
Clam Gulch, AK 99568
(907) 262-5772

SCALE 1" = 100' AREA = 14.483 acres
7 October, 2025

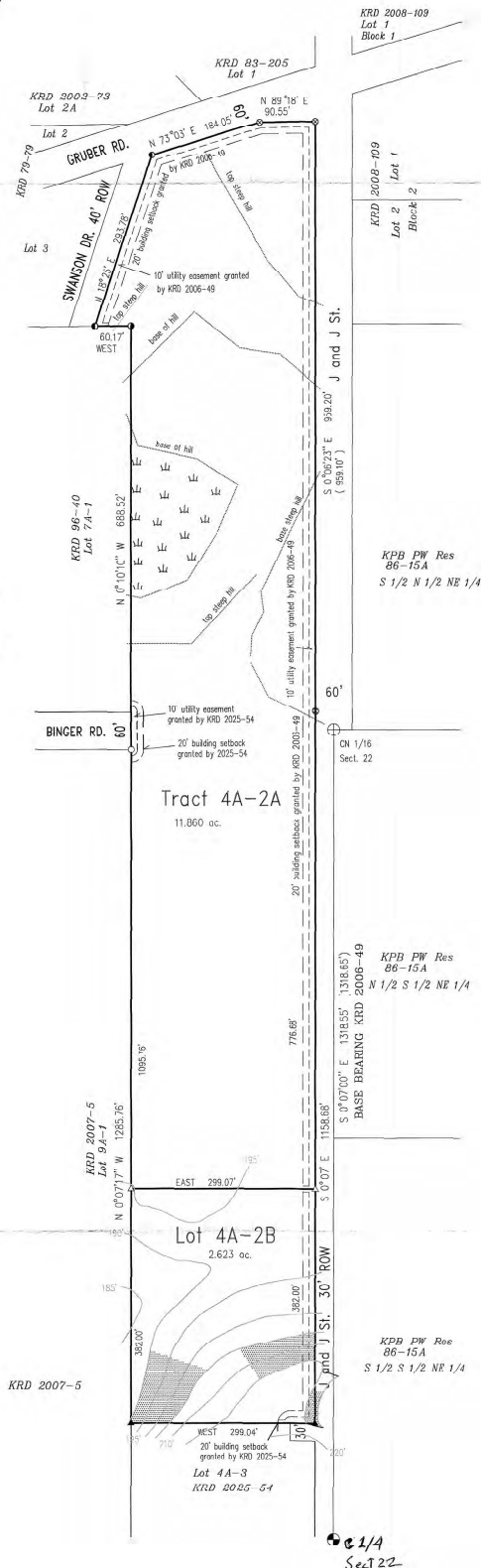
Contour interval on Lot 4A-2B is 5'
Shaded areas indicate grades over 25%

LEGEND

- - 2 1/2" brass cap monument, 237-S, 1961, found.
- ⊕ - 3 1/2" aluminum monument, 237-S, 1976, found.
- - 5/8" rebar per KRD 2006-49, found.
- - 1/2" rebar with plastic cap, 'McLane', found.
- - 2" rebar on 5/8" rebar, 1S-11798, found.
- ▲ - 1/2" rebar with plastic cap, 7328-S, found.
- ⊙ - 1/2" rebar lot corner, found.
- △ - 1/2" x 4" rebar with plastic cap, set.
- sw - indicates swamp.
- () - indicates record information, KRD 2025-54.

NOTES

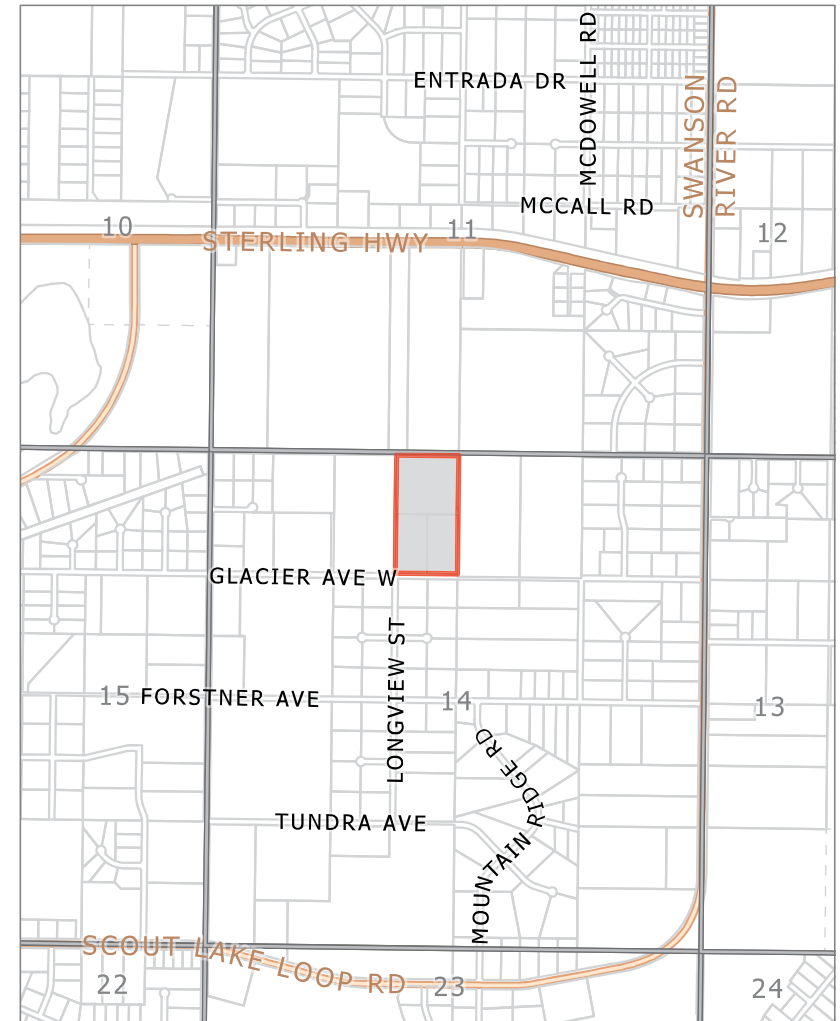
1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement as is the entire setback within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
3. Any person developing this property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
4. Restrictive covenants affecting former Lot 4A KRD 2006-49 are recorded with the Kenai District Recorder in Book 73 Page 609-610, and Book 68 Page 479.
Per KPB 20.60.170 the borough will not enforce private covenants, easements, or deed restrictions.
5. Affecting former tract 4A KRD 2006-49, an electrical easement was granted to Homer Electric Association, Inc. in KRD Misc. Book 25 Page 341.
This is a general easement, no specific location given.
6. Exceptions to KPB 20.30.190, Lots Dimensions, 3 : 1 depth to width ratio for Tract 4A-2 and KPB 20.30.120, street width requirement for Swanson Drive and KPB 20.30.100 Cul-de-sac at the end of Binger Rd. were granted by the KPB Planning Commission at the meeting of 22 August, 2022.
This plat is improving the dimension ratio of Tract 4A-2.
No changes involving Binger Road are being proposed with this plat.
7. All bearings and distances are measured. Where different from record data (KRD 2025-54), record data is shown in ().



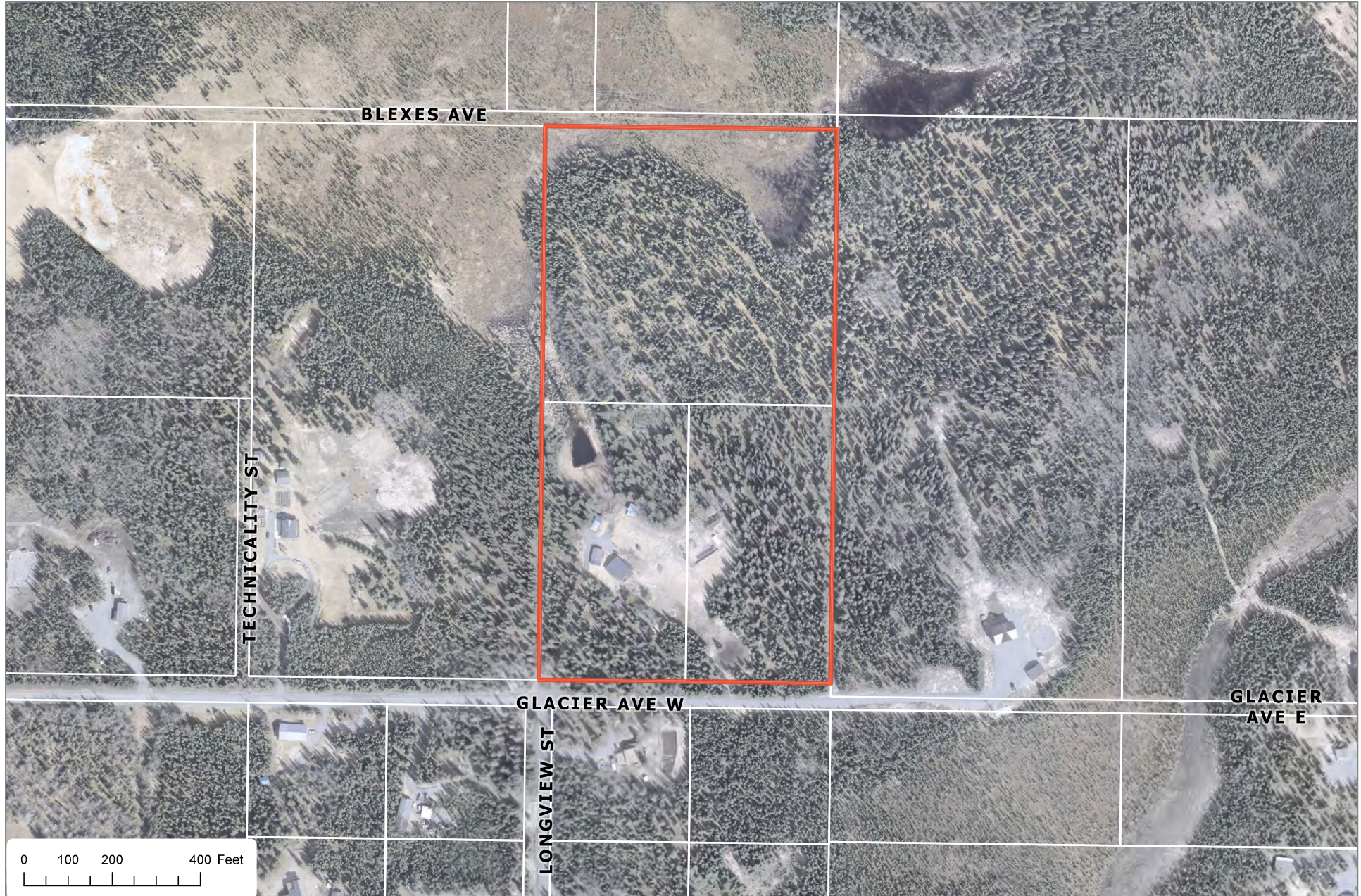
KPB 2025-157

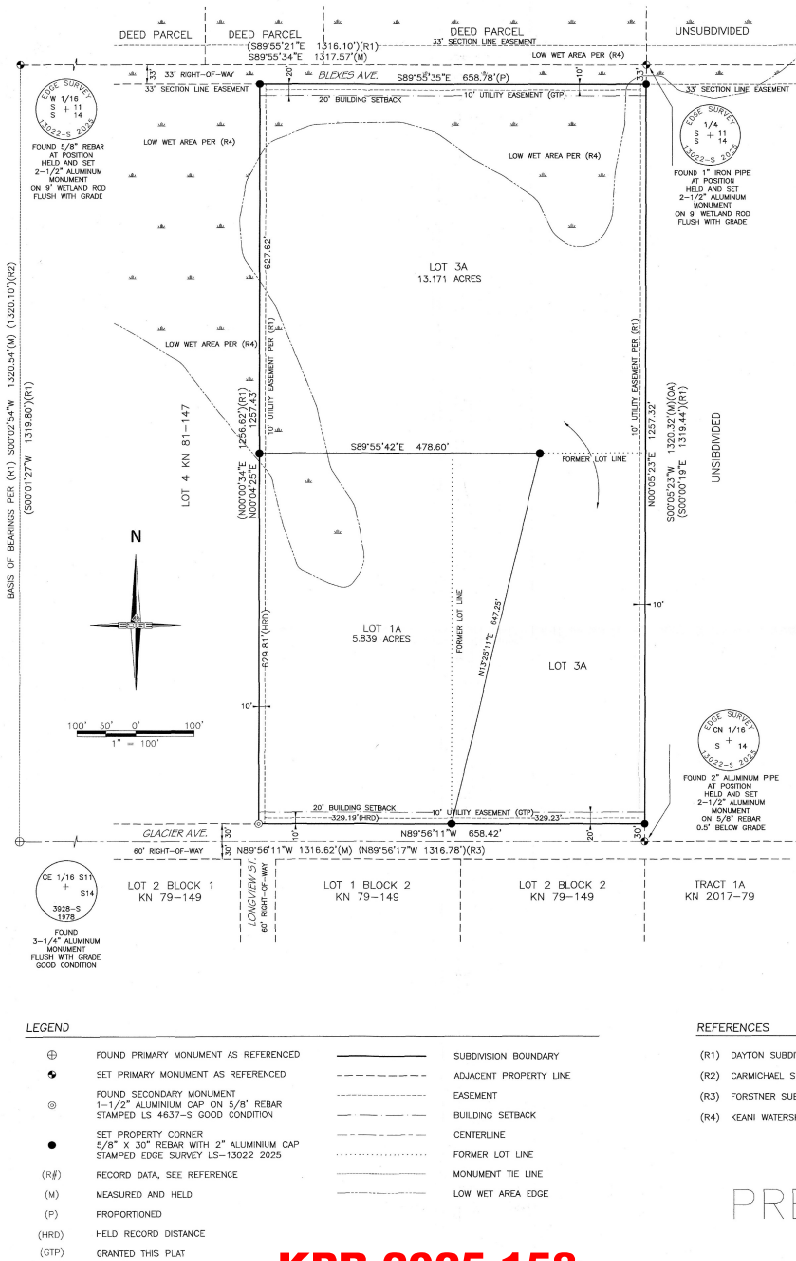
E. NEW BUSINESS

- 6. Dayton Subdivision 2026 Addition; KPB File 2025-158
Edge Survey & Design / Bates, Bradley
Location: Glacier Avenue W. & Blexes Avenue
Sterling Area**



KPB File 2025-158
T 05N R09W SEC14
Sterling





KPB 2025-158

NOTES

- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT, GRANTED THIS PLAT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- THIS SUBDIVISION IS SUBJECT TO AN ELECTRICAL LINE EASEMENT WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON OCTOBER 26, 1959 IN MISC. BOOK 4, PAGE 158, KENAI RECORDING DISTRICT.
- FORMER LOTS 2 AND 3 ARE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED ON MARCH 22, 2024 IN VOLUME/PAGE 2014-001893-0, KENAI RECORDING DISTRICT.
- THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.70.
- EXCEPTIONS TO KPB CODE 20.30.170 - BLOCK LENGTH, WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE NOVEMBER 17, 2025 MEETING.
- FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAVE BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. THIS PLAT IS AFFECTED BY FLOOD ZONES X PER MAP PANEL 02122C-0295F.
- WASTEWATER DISPOSAL: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

NATALIE T. BATES
AKA MINTON D. BATES II
PO BOX 1246
SOLDOTNA, AK 99669
FORMER LOTS 1 AND 2

MILTON D. BATES
AKA MINTON D. BATES II
PO BOX 1246
SOLDOTNA, AK 99669
FORMER LOTS 1 AND 2

ADRIENNE BRADLEY
4731 ASHLEY CIRCLE
MIDLOTHIAN, TX 76065
FORMER LOT 3

NICOLAS D. BRADLEY
ADRIENNE BRADLEY
4731 ASHLEY CIRCLE
MIDLOTHIAN, TX 76065
FORMER LOT 3

NOTARY'S ACKNOWLEDGEMENT

FOR: NATALIE T. BATES
ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF ____, 2025

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: ____

NOTARY
STAMP
AREA

NOTARY'S ACKNOWLEDGEMENT

FOR: MILTON D. BATES
ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF ____, 2025

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: ____

NOTARY
STAMP
AREA

NOTARY'S ACKNOWLEDGEMENT

FOR: NATALIE T. BATES
ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF ____, 2025

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: ____

NOTARY
STAMP
AREA

NOTARY'S ACKNOWLEDGEMENT

FOR: MILTON D. BATES
ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF ____, 2025

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: ____

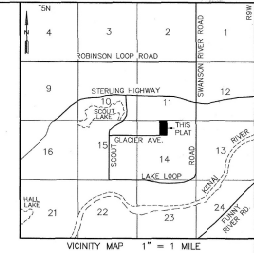
NOTARY
STAMP
AREA

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF NOVEMBER 17, 2025. KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

RECORDER'S
STAMP
AREA



CERTIFICATE OF SURVEYOR

I, MARK AMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



KPB FILE No. 2025-XXX

DAYTON SUBDIVISION 2026 ADDITION

A SUBDIVISION OF
LOTS 1, 2 AND 3
DAYTON SUBDIVISION
PLAT 61-147
KENAI RECORDING DISTRICT

LOCATED WITHIN:
NW 1/4 SECTION 14
T.5N., R.9W., S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

OWNER:
NATALIE T. AND MILTON D. BATES
PO BOX 1246
SOLDOTNA, AK 99669

ADRIENNE AND NICOLAS D. BRADLEY
4731 ASHLEY CIRCLE
MIDLOTHIAN, TX 76065

CONTAINING 19.010 ACRES



6000 KING STREET ANCHORAGE, AK 99516
Phone (907) 344-5980 Fax (907) 344-7794
ACU# 1392 www.edgesurvey.net

DRAWN BY:	DATE:	PROJECT:
JY	10/1/2025	25-6C7
CHECKED BY:	SCALE:	SHEET:
MA	1" = 100'	1 OF 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #6 - PRELIMINARY PLAT
DAYTON SUBDIVISION 2026 ADDITION**

KPB File No.	2025-158
Plat Committee Meeting:	November 17, 2025
Applicant / Owner:	Natalie T. and Milton D. Bates AKA Milton D. Bates II of Soldotna, Alaska and Nicolas D. and Adrienne Bradley of Midlothian, Texas
Surveyor:	Jason Young, Edge Survey and Design, LLC
General Location:	Glacier Avenue and Blexes Avenue W, Sterling Area

Parent Parcel No.:	063-820-11; 063-820-12; and 063-820-13
Legal Description:	T 5N R 9W SEC 14 SEWARD MERIDIAN KN 0810147 DAYTON SUB LOTS 1, 2 AND 3
Assessing Use:	063-820-11 and 063-820-12: Residential Vacant 063-820-13: Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.170 Block Length Requirements

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will reconfigure the lot lines of three existing parcels: two parcels of 4.759 acres each and one of 9.470 acres. These will be reconfigured into new parcels of 5.839 acres and 13.171 acres.

Location and Legal Access (existing and proposed):

Legal access to the subdivision is provided by Blexes Avenue and Glacier Avenue W, both of which connect to the Sterling Highway to the west.

Glacier Avenue W, located along the southern boundary, provides access to both proposed lots. It is a 60-foot-wide platted road, with the segment adjacent to the subdivision appearing to be privately maintained. Starting at the southwest corner of the subdivision, the road transitions to borough maintenance.

Blexes Avenue is currently dedicated at 33-feet along the subdivision's northern boundary. The adjacent subdivision to the north, Hangar Subdivision (KPB 2025-086), currently under final review, proposes to dedicate an additional 33 feet, which would bring the total right-of-way width into compliance. **Staff recommends** If the Hangar Subdivision is recorded prior to this plat being finalized on mylar, please update the parcel labels and adjust the width of Blexes Avenue accordingly.

An access easement agreement, recorded under document 2025-005744-0, KRD, affects former Lot 2 for the benefit of former Lot 3. The easement is situated along the eastern boundary of former Lot 2. **Staff recommends that** the easement be depicted and labeled on the final plat, along with a corresponding plat note referencing the agreement.

A 66-foot section line easement is located within Blexes Avenue is accurately shown on the preliminary plat.

This plat does not propose any right-of-way dedications or vacations.

KPB Roads Dept RSA review	Out of Jurisdiction: No
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	Roads Director: Uhlin, Dil Comments: RSA has no objection at this time
SOA DOT ROW comments	No comment
SOA DOT&PF comments	No comments

Site Investigation:

Based on KPB GIS Imagery and KPB Assessing records, existing improvements appear to be situated on former Lot 1, with a potential encroachment into former Lot 2. Upon finalization, all improvements will be located within proposed Lot 1A, resolving any encroachments issues.

The KWF Wetlands Assessment identified kettle-classified wetlands in the northern portion of the subdivision. These wetlands have been delineated and labeled on the preliminary plat. **Staff recommendation:** *place a note on the final plat indicating any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable.*

According to the KPB GIS Imagery contours layer, there are slight slopes throughout the property with no steep areas observed.

The KPB River Center Reviewer has identified the proposed plat to be within a FEMA non-regulatory flood hazard area, Zone X. The required Flood Hazard Notice has been added as plat note number 7 and no depiction is required.

The proposed plat is not within a Habitat Protection District according to the KPB River Center Reviewer.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: This is within non-regulatory X-Unshaded Zone. An area of minimal flood hazard. Flood Zone: X (unshaded) Map Panel: 02122C-0295F In Floodway: False Floodway Panel: B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No response

Staff Analysis

The subject property originally consisted of the aliquot portion NE1/4 NEW1/4 of Section 14, Township 5 North, Range 9 West, Seward Meridian, Alaska. In 1981, the Dayton Subdivision (KN 81-147) initially subdivided the land into four lots, dedicating 33 feet to Blexes Avenue and 30 feet to Glacier Avenue W. The proposed plat will reconfigure three of these parcels into two new lots.

Both proposed lots exceed 200,000 square feet; therefore, a soils report is not required. The appropriate Wastewater Disposal Note has been included on the plat as plat note number 8.

Notice of the proposed plat was mailed to the beneficial interest holder on October 14, 2025. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

The property is not within an advisory planning commission.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

Utility Easements

The submitted plat depicts a 10-foot utility easement on the east and west boundaries of the plat. This easement is being carried forward from Dayton Subdivision (KN 81-147).

An undefined electrical easement was granted to HEA, as recorded in Miscellaneous Book 4, Page 158, KRD. This easement is referenced on the plat as note number 3.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner’s land and maximum benefit for both the provider and the public.

The proposed plat grants a 10-foot-wide utility easement adjacent to the rights-of-way, as depicted and identified in plat note number 2.

Utility provider review:

HEA	No comments
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: 35590 GLACIER AVE W, 35520 GLACIER AVE W Existing Street Names are Correct: No List of Correct Street Names: BLEXES AVE, GLACIER AVE W Existing Street Name Corrections Needed: Please correct Glacier Ave W All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: Address will remain.
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Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing Review	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Plat Note # 3: Update to read "...subject to an electrical easement."
- Plat Note #5: Revise to include "...per KPB 20.60.170(B)."
- Plat Note #7: Modify to state "...shown on this plat has been designated..."

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

- Modify KPB File No. to 2025-158
- Ownership to be modified to be modified to include both: Milton D Bates II and Milton D. Bates as listed in the CTP.

C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff recommendation:

- To the north, Hangar Subdivision (KPB 2025-086) has been submitted for final review. If it is recorded before this plat is plotted to mylar, please modify the width of Blexes Avenue to reflect the plat.
- Modify Glacier Avenue to Glacier Avenue W

D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

Staff recommendation:

- Modify orientation of "Scout" on Scout Lake Loop Road to be consistent with entire name.
- Modify label for Glacier Avenue to Glacier Avenue W

F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;

Staff recommendation:

- Depict and add plat note for 30-foot wide access easement on east boundary of former Lot 2 per 2025-0057440.

- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the proposed subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation:

- To the north, Hangar Subdivision (KPB 2025-086) has been submitted for final review. If it is recorded before this plat is plotted to mylar, please modify parcel labels and width of Blexes Avenue.

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

20.30.120. Streets-Width requirements.

- A. The minimum right-of-way width of streets shall be 60 feet.

Staff recommendation:

To the north, Hangar Subdivision (KPB 2025-086) has been submitted for final review. If it is recorded before this plat is plotted to mylar, please modify parcel labels and width of Blexes Avenue.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

20.60.160. Easements.

- A. The plat shall clearly show the location, width, and use of all easements. The easements must be clearly labeled and identified and, if already of record, the recorded reference given. If public easements are being granted by the plat, they shall be properly set out in the owner's certification of dedication.

Staff recommendation: Depict and add plat note for 30-foot wide access easement on east boundary of former Lot 2 per 2025-0057440.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: comply with 20.60.190

- Certificate of Ownership and Dedication:
 - Correct the typo to reflect: “AKA Milton D. Bates II.”
 - Under the signature section for Nicolas D. Bradley, remove Adrienne Bradley’s name.
- Notary’s Acknowledgments:
 - Remove the duplicate acknowledgement for Natalie T. Bates and include Adrienne Bradley.
 - Modify Milton D. Bates’s acknowledgement to read: “AKA Milton D Bates II”
 - Remove duplicate acknowledgment for Milton D. Bates and add Nicolas D. Bradley

EXCEPTIONS REQUESTED:

A. KPB 20.30.170. Blocks-Length requirements

Surveyor's Discussion: The petitioner requests an exception from the requirement to dedicate right-of-way along the eastern boundary of the proposed subdivision. Given the environmental constraints, existing easement coverage, and lack of current or foreseeable need for connectivity, strict application of KPB 20.30.170 would create unnecessary and impractical development requirements. Therefore, the petitioner respectfully requests approval of this exception.

The Surveyor/Applicant has submitted the following proposed Findings in support of the exception request.

1. Wetlands located north of the subdivision make road construction in this area impractical. A large wetland complex with standing water limits the feasibility of extending a roadway connection.
2. Existing Section Line Easement: The northern boundary of the subdivision is subject to a 33-foot section line easement extending east and west of this plat, providing adequate future access potential without the need for additional right-of-way dedication at this time.
3. Adequate Existing Street Network: The current local street network is functioning adequately, and no connectivity deficiencies have been identified in this area.
4. Future Dedication Opportunity: Lot 3A, created with this plat, may dedicate the required right-of-way if further subdivided in the future. Dedication of public right-of-way can be more appropriately addressed at that time, should development patterns shift or additional access become necessary.
5. Lack of Connectivity Demand: Adjacent tracts to the east and north are large, undeveloped, and currently exhibit no subdivision or development pressure. There is no foreseeable demand for through-connections or expansion of the local road grid in these directions.

Staff Discussion:

20.30.170. Blocks-Length Requirements.

Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

Findings.

6. The distance between the centerlines of Blexes Avenue and Glacier Avenue W is approximately 1,329 feet.
7. All surrounding parcels will have legal access.
8. Blexes Avenue is currently unconstructed.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee (or Commission, as applicable) select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under KPB Title 20, the Committee may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in writing and presented to the Committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The Committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown
Findings 1, 2, and 4-8 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1 and 4 appear to support this standard.

3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.

Findings 1 and 3-6 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

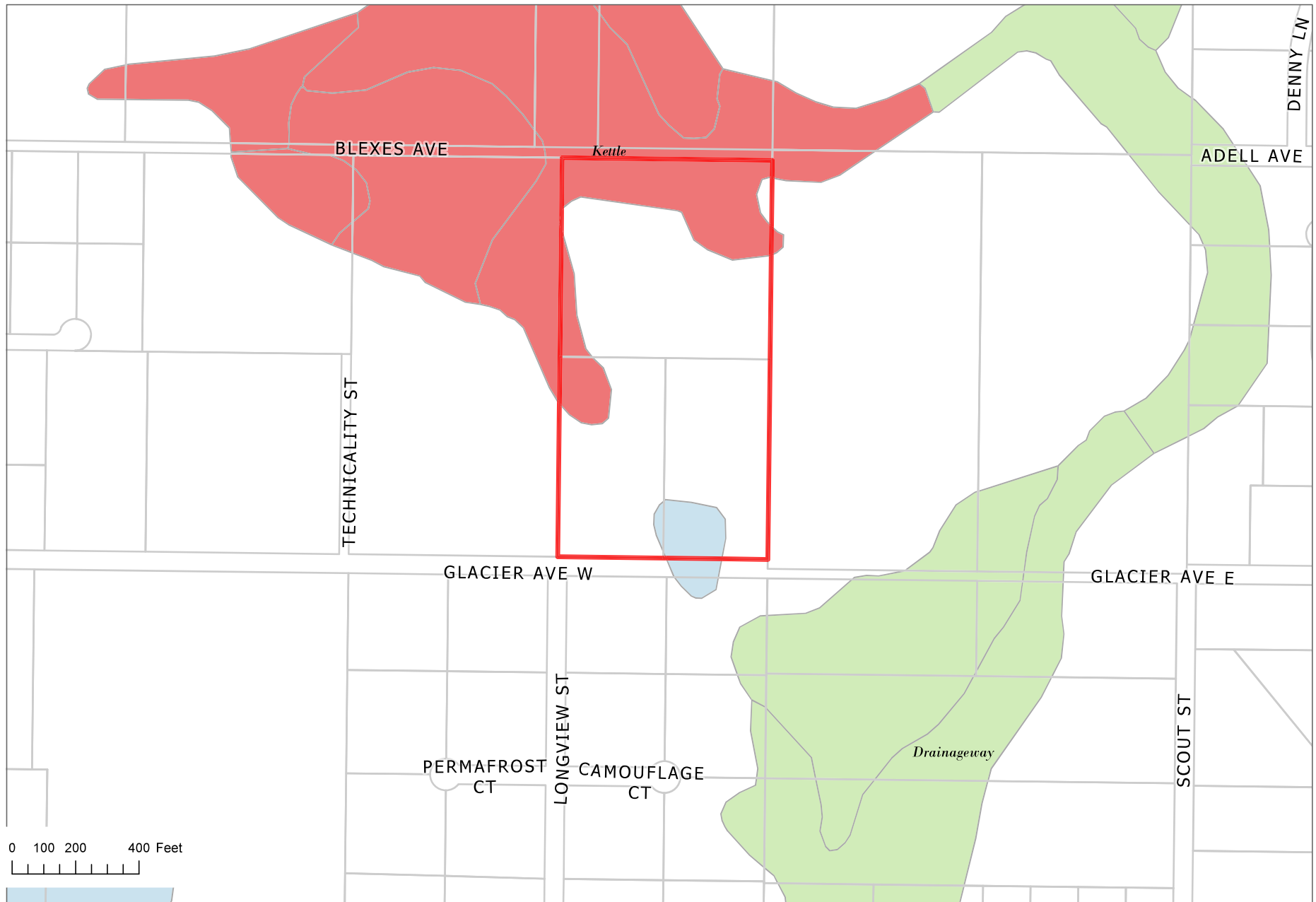
A DECISION OF THE PLAT COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT

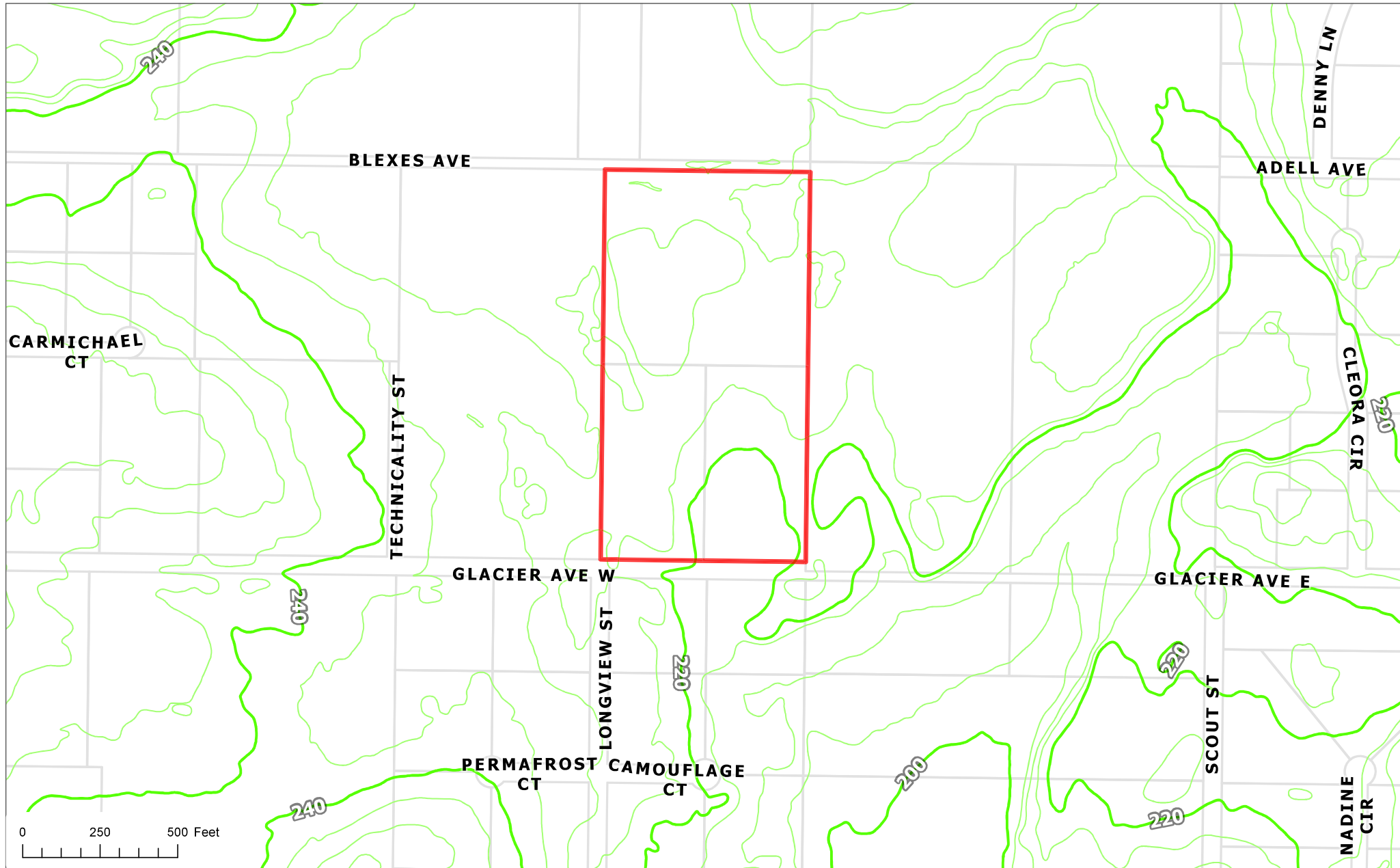




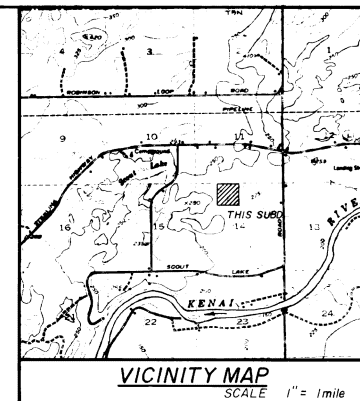
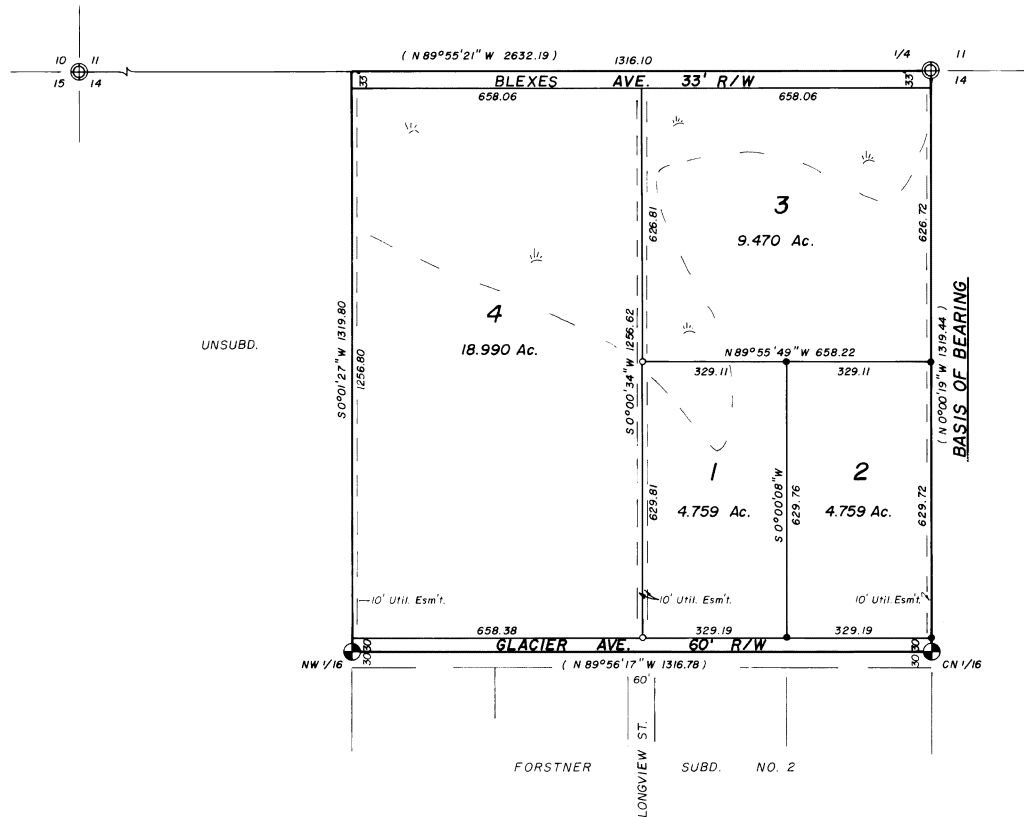
Wetlands



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



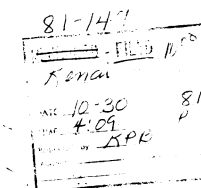
LEGEND AND NOTES

- Found G.L.O. brass cap monument, 1939.
- Found magnetic Al. cap monument, 3932-S 1979.
- Set 1 1/2" Al. cap on 5/8" x 30" rebar.
- Set 1/2" x 24" rebar.
- () Indicates datum of record.

Basis of bearing is the record datum of N 0°00'19" W for the N-S centerline of Section 14, K.R.D. 79-149.

All wastewater treatment and disposal systems shall comply with existing law at time of construction.

Building set back—A building set back of 20 ft. is required from all street rights of ways unless a lesser standard is approved by resolution of the appropriate planning commission.

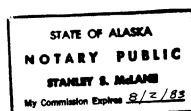


CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of said property and request the approval of this plat showing such easements for public utilities, roadways, and/or streets dedicated by us for public use.

Philip E. Kimball
Philip E. Kimball
Rosemary L. Kimball
Rosemary L. Kimball

NOTARY'S ACKNOWLEDGEMENT
for Philip E. and Rosemary L. Kimball
Subscribed and sworn before me this
23rd day of Oct., 1981.
My commission expires 8/2/83.
Stanley S. McLane
notary public for Alaska



PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of October 5, 1981.

Kenai Peninsula Borough
By *[Signature]*
Authorized Official

DAYTON SUBDIVISION

Philip E. Kimball, owner
General Delivery; Sterling, Ak. 99672

LOCATION

39.881 ACRES LOCATED IN THE NE 1/4 NW 1/4 SECTION 14, T5N, R9W, S.M., AK. AND IN THE KENAI PENINSULA BOROUGH.

Surveyed by: **McLANE AND ASSOC., INC.**
Box 468; Soldotna, Ak. 99669

DATE OF SURVEY
October 23, 1981

SCALE
1" = 200'

BK. NO.
81-05



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 10/14/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide three lots into two lots.

KPB File No. 2025-158

Petitioner(s) / Land Owner(s): Natalie T. & Milton D. Bates and Nicolas D. & Adrienne Bradley of Soldotna, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, November 17, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

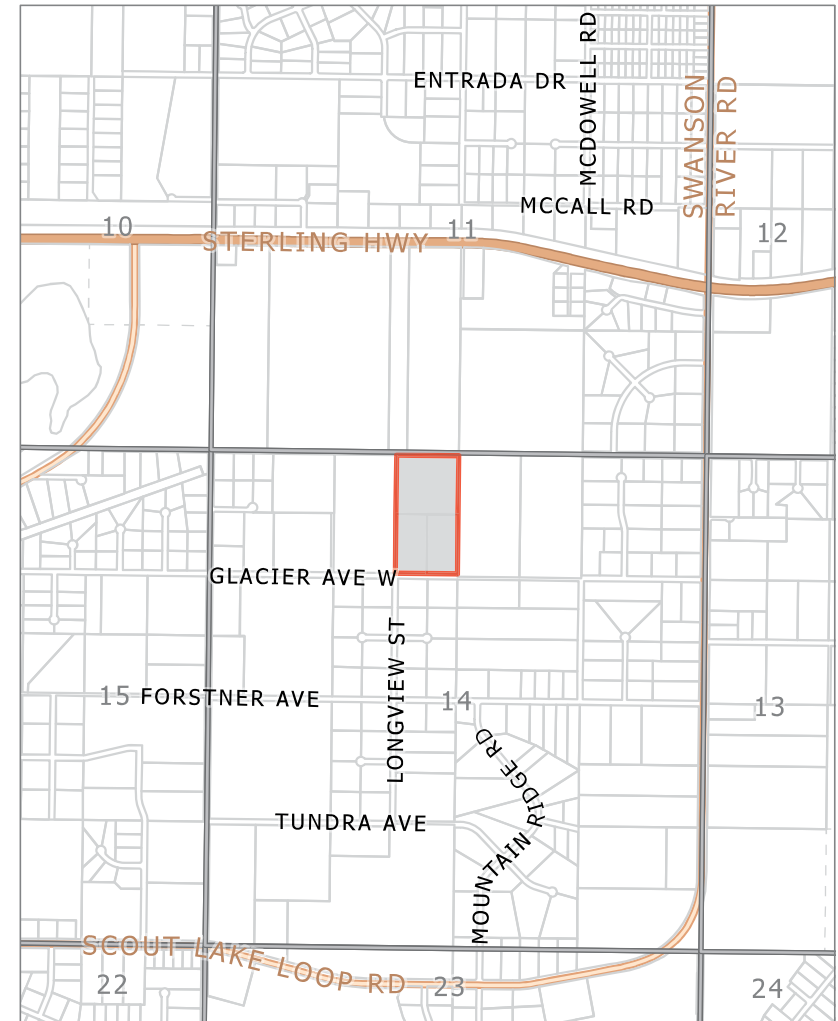
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, November 14, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

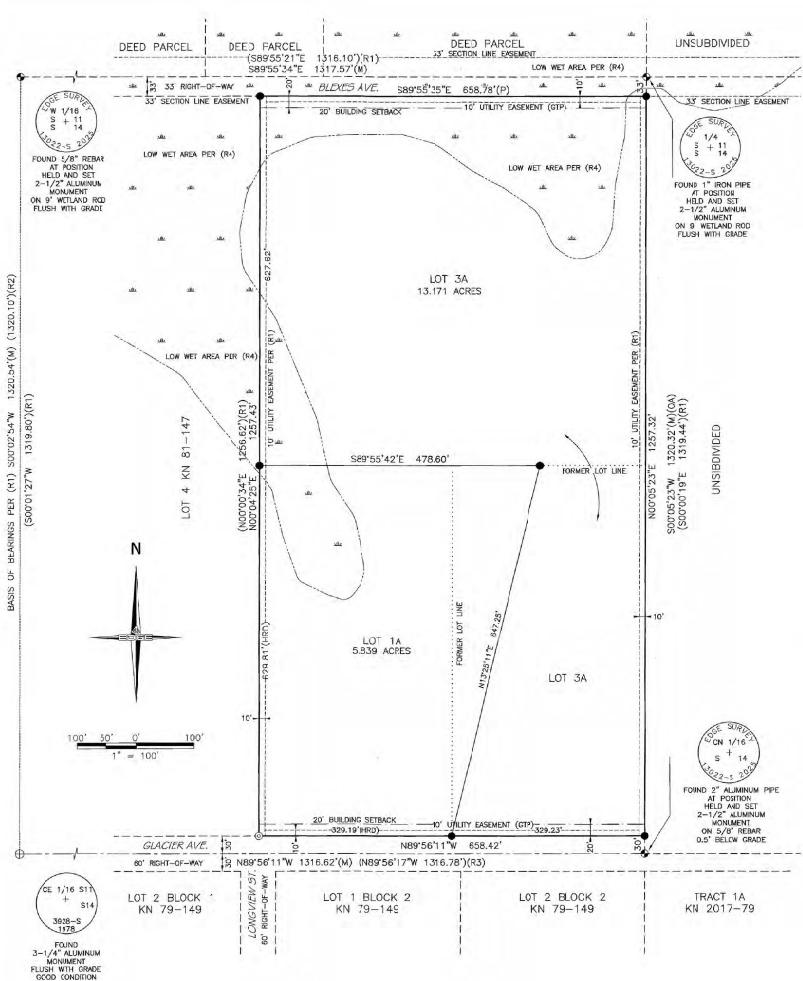
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 10/27/2025



KPB File 2025-158
T 05N R09W SEC14
Sterling



LEGEND			
⊕	FOUND PRIMARY MONUMENT AS REFERENCED	---	SUBDIVISION BOUNDARY
⊙	SET PRIMARY MONUMENT AS REFERENCED	---	ADJACENT PROPERTY LINE
⊗	FOUND SECONDARY MONUMENT 1-1/2" ALUMINUM CAP ON 5/8" REBAR STAMPED LS 4637-S GOOD CONDITION	---	EASEMENT
●	SET PROPERTY CORNER 2/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2025	---	BUILDING SETBACK
(R#)	RECORD DATA, SEE REFERENCE	---	CENTERLINE
(M)	MEASURED AND HELD	---	FORMER LOT LINE
(P)	PROPORTIONED	---	MONUMENT THE LINE
(HRO)	HELD RECORD DISTANCE	---	LOW WET AREA EDGE
(GTP)	GRANTED THIS PLAT		

REFERENCES	
(R1)	DAYTON SUBDIVISION PLAT E1-147, KENAI RECORDING DISTRICT
(R2)	CARMICHAEL SUBDIVISION, PLAT 83-11, KENAI RECORDING DISTRICT
(R3)	FORSTNER SUBDIVISION NO.2 PLAT 79-149, KENAI RECORDING DISTRICT
(R4)	KENAI WATERSHED FORUM WETLAND ASSESSMENT

PRELIMINARY PLAT

NOTES

- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT, GRANTED THIS PLAT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- THIS SUBDIVISION IS SUBJECT TO AN ELECTRICAL LINE EASEMENT WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON OCTOBER 26, 1959 IN MISC. BOOK 4, PAGE 158, KENAI RECORDING DISTRICT.
- FORMER LOTS 2 AND 3 ARE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED ON MARCH 22, 2024 IN VOLUME/PAGE 2014-001893-0, KENAI RECORDING DISTRICT.
- THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.70.
- EXCEPTIONS TO KPB CODE 20.30.170 - BLOCK LENGTH, WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE NOVEMBER 17, 2025 MEETING.
- FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAVE BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. THIS PLAT IS AFFECTED BY FLOOD ZONES X PER MAP PANEL 02122C-0295F.
- WASTEWATER DISPOSAL: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

NATALIE T. BATES
AKA MINTON D. BATES II
PO BOX 1246
SOLDOTNA, AK 99669
FORMER LOTS 1 AND 2

MILTON D. BATES
AKA MINTON D. BATES II
PO BOX 1246
SOLDOTNA, AK 99669
FORMER LOTS 1 AND 2

ADRIENNE BRADLEY
4731 ASHLEY CIRCLE
MIDLOTHIAN, TX 76065
FORMER LOT 3

NICOLAS D. BRADLEY
ADRIENNE BRADLEY
4731 ASHLEY CIRCLE
MIDLOTHIAN, TX 76065
FORMER LOT 3

NOTARY'S ACKNOWLEDGEMENT

FOR: NATALIE T. BATES
ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF ____, 2025

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: ____



NOTARY'S ACKNOWLEDGEMENT

FOR: MILTON D. BATES
ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF ____, 2025

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: ____



NOTARY'S ACKNOWLEDGEMENT

FOR: NATALIE T. BATES
ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF ____, 2025

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: ____



NOTARY'S ACKNOWLEDGEMENT

FOR: MILTON D. BATES
ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF ____, 2025

PUBLIC NOTARY SIGNATURE

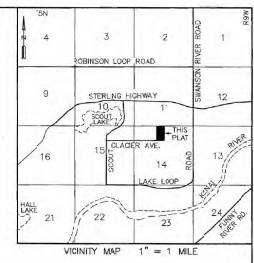
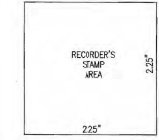
MY COMMISSION EXPIRES: ____



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF NOVEMBER 17, 2025. KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL



CERTIFICATE OF SURVEYOR

I, MARK ANTONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



KPB FILE No. 2025-XXX

DAYTON SUBDIVISION 2026 ADDITION

A SUBDIVISION OF LOTS 1, 2 AND 3 DAYTON SUBDIVISION PLAT 81-147 KENAI RECORDING DISTRICT

LOCATED WITHIN: NW 1/4 SECTION 14 T.5N., R.9W. S.M. STATE OF ALASKA KENAI PENINSULA BOROUGH KENAI RECORDING DISTRICT

OWNER: NATALIE T. AND MILTON D. BATES PO BOX 1246 SOLDOTNA, AK 99669

ADRIENNE AND NICOLAS D. BRADLEY 4731 ASHLEY CIRCLE MIDLOTHIAN, TX 76065

CONTAINING 19.010 ACRES

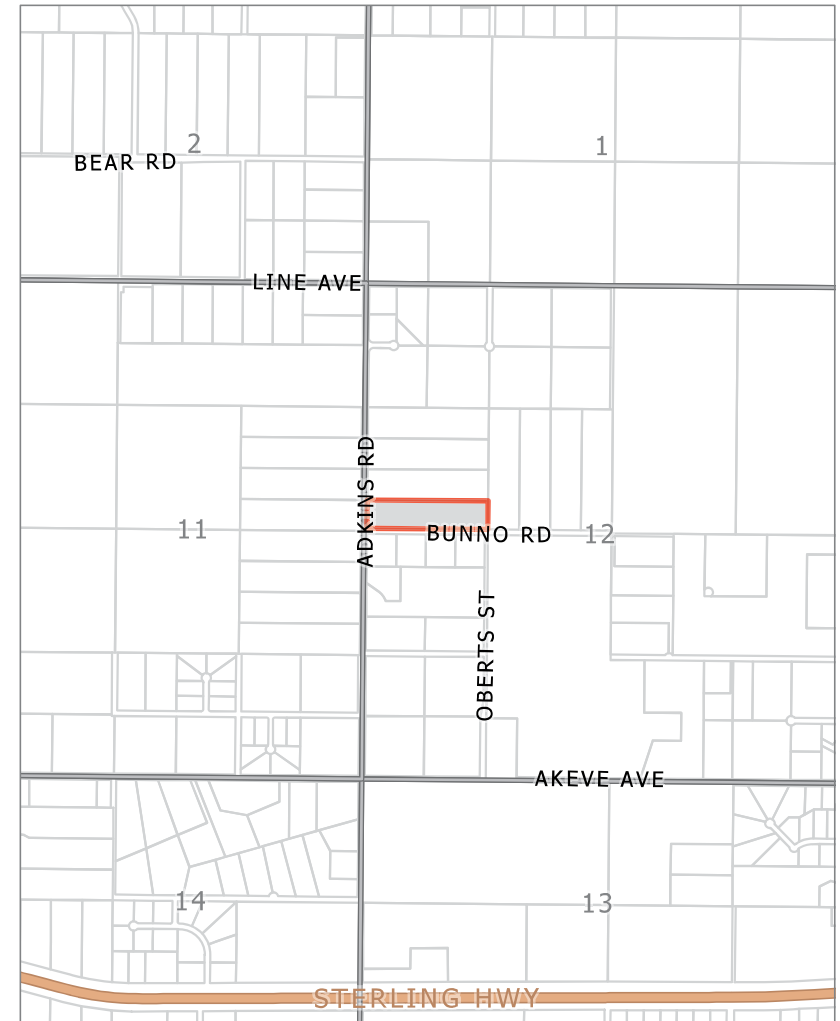


DRAWN BY: JY	DATE: 10/11/2025	PROJECT: 25-6C7
CHECKED BY: MA	SCALE: 1" = 100'	SHEET: 1 OF 1

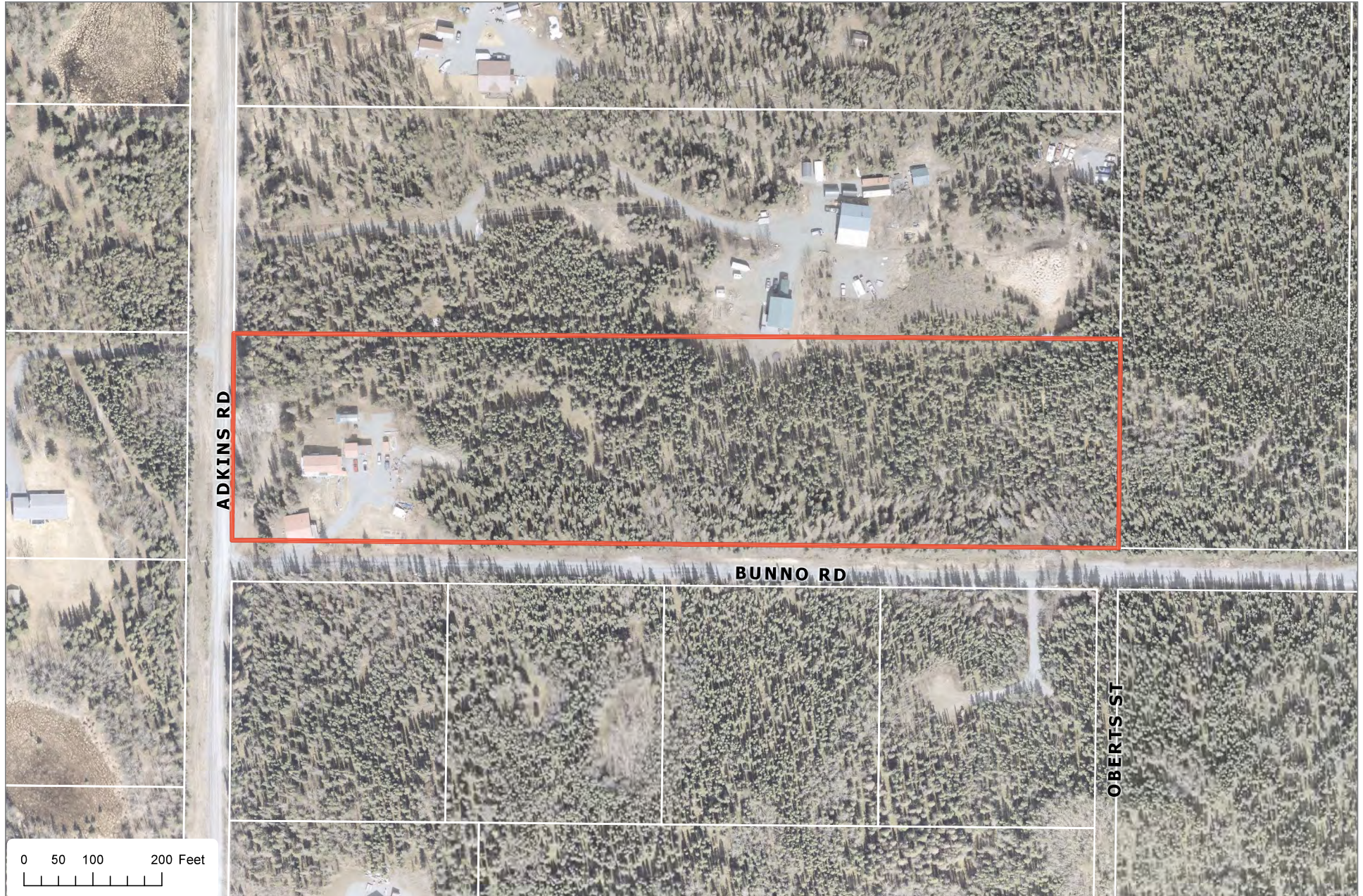
KPB 2025-158

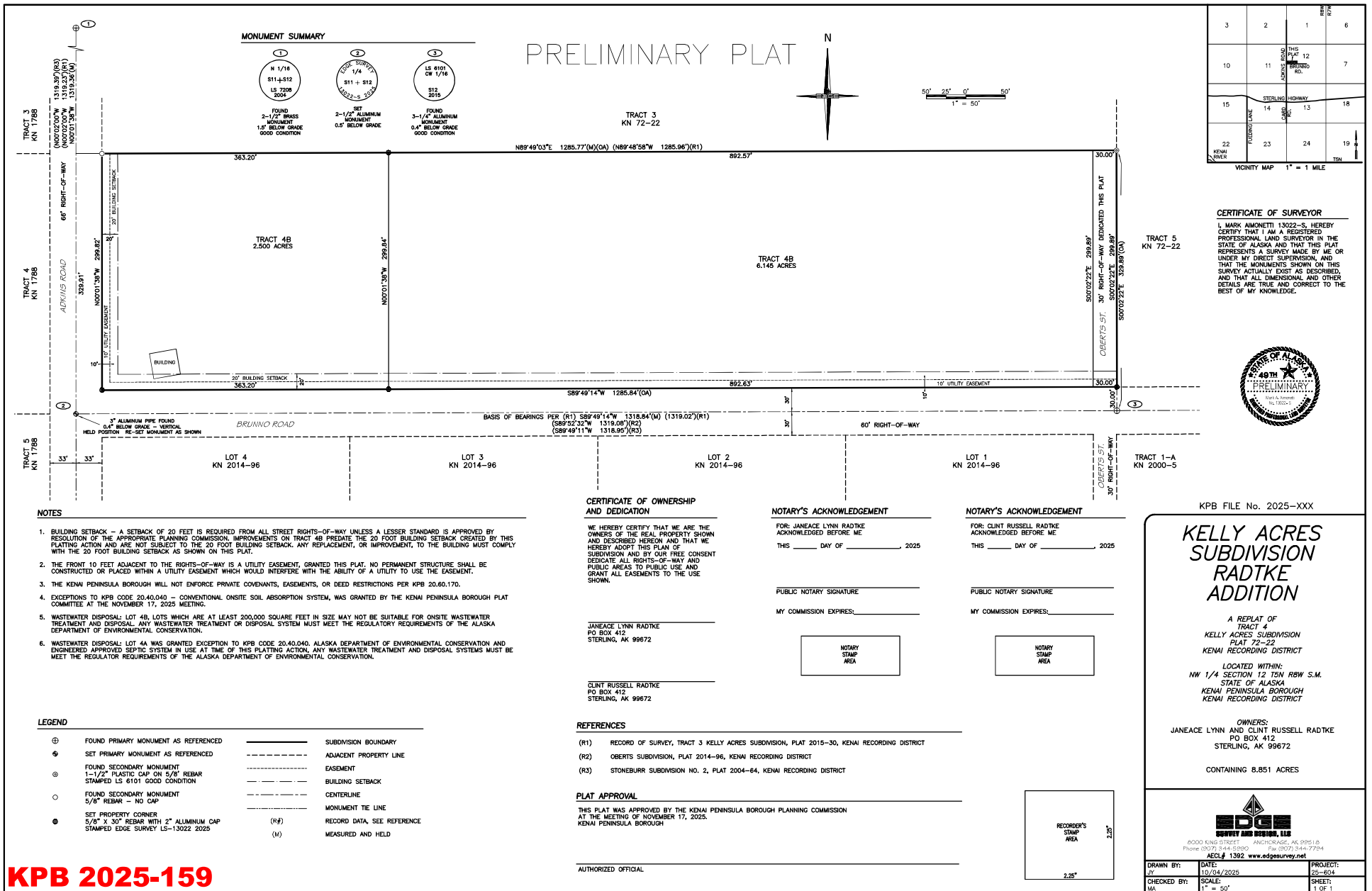
E. NEW BUSINESS

- 7. Kelly Acres Radtke Addition; KPB File 2025-159**
Edge Survey & Design / Radtke
Location: Adkins Road & Bunno Road
Sterling Area



KPB File 2025-159
T 05N R08W SEC12
Sterling





KPB 2025-159

AGENDA ITEM E. NEW BUSINESS

**ITEM #7 - PRELIMINARY PLAT
KELLY ACRES RADTKE ADDITION**

KPB File No.	2025-159
Plat Committee Meeting:	November 17, 2025
Applicant / Owner:	Clint Russell Radtke and Janeace Lynn Radtke of Sterling, Alaska
Surveyor:	Jason Young, Edge Survey and Design, LLC
General Location:	Adkins Road and Bunno Road, Sterling Area

Parent Parcel No.:	065-070-36
Legal Description:	T 5N R 8W SEC 12 SEWARD MERIDIAN KN 0720022 KELLY ACRES SUB TRACT 4
Assessing Use:	Residential Dwellings
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.240- Building Setbacks 20.40.040(A)- Conventional Onsite Soil Absorption Systems

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a single 8.77-acre tract into two tracts: one 2.500 acres and the other 6.145 acres.

Location and Legal Access (existing and proposed):

Legal access is provided by Adkins Road and Bunno Road. Adkins Road is a 66-foot, borough-maintained road that connects to the Sterling Highway at milepost 77. Bunno Road, a 60-foot-wide borough-maintained road, provides access to both lots.

The proposed plat includes a 30-foot dedication along the east boundary for Oberts Street. The adjacent parcel to the east contains 9.87 acres, and it is reasonable to expect a matching dedication from that parcel in the future.

A 66-foot section line easement is located within the Adkins Road right-of-way. **Staff recommends** that this section line easement be clearly labeled and depicted on the final plat.

The block is currently defined by Adkins Road to the west, Bunno Road to the south, and the existing cul-de-sacs Annie Marie Court and Mandy Allison Circle to the north. The eastern boundary remains incomplete. The proposed dedication of Oberts Street will complete the eastern boundary and bring the block length into compliance. The north-south block length exceeds 1.320 feet; however, the subject plat cannot provide a dedication to the north, as the distance is less than the minimum 330 feet required by code.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: RSA has no objection at this time
SOA DOT ROW comments	No comments
SOA DOT&PF comments	No comments

Site Investigation:

A building is depicted on the preliminary plat submittal, located along the southwest boundary line. Based on a

comparison with KPB GIS Imagery and KPB Assessing records, the structure appears to be a detached garage constructed in 1982. Additional structures are present on the parcel but are not delineated on the plat. Upon finalization, all existing improvements will be situated within proposed Tract 4A.

The structure shown on the plat encroaches into the 20-foot building setback. Kelly Acres Subdivision (KN 72-22) did not depict or include a plat note granting a 20-foot building setback. The proposed plat addresses this by granting a 20-foot building setback from all rights-of-way, as required by KPB 20.30.240. Per KPB 20.10.110(A), “*Unless otherwise regulated by city zoning ordinances of properties within its boundaries, any person desiring to construct, or cause, an encroachment within a building setback shall apply for a building setback encroachment permit to the planning department.*” Given that the 20-foot building setback is being created by this plat and the encroaching structure predates the setback line, the appropriate remedy is to request an exception to KPB 20.30.240. The surveyor and applicant have submitted this request.

According to the KWF Assessment, no wetlands are present on the subject property.

The GIS Imagery contours layer indicates slight slopes across the property, with no apparent grades exceeding 20%. Within the area of the proposed dedication, no slopes appear to exceed 10%.

Per the River Center Reviewer, the subject property is not located within a FEMA-mapped flood hazard area and is not within a Habitat Protection District.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments
	B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No response

Staff Analysis

The original parcel consisted of an aliquot portion of the S1/2 NW1/4 of Section 12, Township 5 North, Range 8 West, Seward Meridian, Alaska. In 1972, the Kelly Acres Subdivision (KN 72-22) initially subdivided the land into eight tracts and dedicated 30 feet to Bunno Road and Adkins Road. The proposed plat will further subdivide Tract 4 into two tracts and dedicate 30 feet along the eastern boundary for Oberts Street.

A soils report is not required for the proposed 6.145-acre lot (267,676 square feet), as it exceeds 200,000 square feet. The appropriate wastewater disposal note is identified as plat note number 5.

An exception to KPB 20.40.040 has been requested for the proposed 2.500-acre lot (108,900 square feet).

Notice of the proposed plat was mailed to the beneficial interest holder on October 14, 2025. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

The property is not within an advisory planning commission.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

Utility Easements

Kelly Acres Subdivision (KN 72-22) granted a 10-foot-wide utility easement along the east boundary, which lies within the area of the proposed dedication. **Staff recommends** that this utility easement be clearly depicted and labeled on the final plat.

An undefined electrical easement was granted to HEA, as recorded in Book 38, Page 145, Kenai Recording District. **Staff recommends** that a plat note be added referencing this easement.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

The proposed plat is granting a 10-foot utility easement adjacent to the rights-of-way. **Staff recommends** that this easement be clearly depicted and labeled along Oberts Street.

Utility provider review:

HEA	No comments
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: 28968 BUNNO RD Existing Street Names are Correct: No List of Correct Street Names: BUNNO RD, OBERTS ST, ADKINS RD Existing Street Name Corrections Needed: Please correct Brunno Rd to Bunno Rd All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 28968 BUNNO RD will remain.
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing Review	Reviewer: Windsor, Heather

Comments: No comment

STAFF RECOMMENDATIONS**CORRECTIONS / EDITS**

- Modify plat note #3 to 20.60.170(B)

PLAT NOTES TO ADD

- Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program (KPB 14.06).

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;
Staff recommendation:
- Label SLE within Adkins Road
 - Modify Brunno Road to Bunno Road
- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;
Staff recommendation:
- Brunno Road should be Bunno Road
 - Modify Card Road to Card Street
- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions, or limitations of reservations that could affect the subdivision;
Staff recommendation:
- Add CTP item #4
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
Staff recommendation:
- Add CTP item #5
 - Depict and label 10' utility easement within Oberts Street per KN 72-22
- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;
Staff recommendation:
- Modify Lot labels to 4A and 4B.

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

20.60.040. Dedication of public use lands. Any land shown on a plat as a street, public park or other public area must be dedicated on the final plat to a tax-exempt governmental entity. If the governmental entity is not the Kenai Peninsula Borough, the governmental entity shall be required to execute an acceptance of the dedication on the plat.

Staff recommendation: Dedicate Oberts Street

20.60.140. Block and lot numbering. Blocks and lots within each block shall be numbered consecutively or all lots shall be numbered consecutively. If possible, each block should be shown entirely on one sheet. Each lot shall be shown entirely on one sheet.

Staff recommendation:

- Modify Lot labels to 4A and 4B.

20.60.160. Easements.

A. The plat shall clearly show the location, width, and use of all easements. The easements must be clearly labeled and identified and, if already of record, the recorded reference given. If public easements are being granted by the plat, they shall be properly set out in the owner's certification of dedication.

Staff recommendation: comply with 20.60.160.

- Add CTP item #5
- Depict and label 10' utility easement within Oberts Street per KN 72-22

20.60.190. Certificates, statements, and signatures required.

7. A certificate of acceptance for any dedicated right-of-way, easement, or other public area in substantially the following form shall be executed by a government official authorized to bind the governmental entity accepting the dedication. Nothing in this paragraph impairs the authorized official from refusing a dedication for reasonable public cause, consistent with applicable law or ordinance.

Staff recommendation: Add Certificate of Acceptance for Oberts Street

EXCEPTIONS REQUESTED:

A. KPB 20.30.240 Building Setbacks

Surveyor's Discussion: The petitioner is requesting an exception from KPB 20.30.240(A), to provide exception to building setback for buildings in place at time of this platting action.

The Surveyor/Applicant has submitted the following proposed Findings in support of the exception request.

1. Existing Building: Lot 4A contains a building within the proposed building setback that was constructed before this platting action.
2. Parent Plat: The parent plat for this parcel, Kelly Acres Subdivision, Plat 72-22. KRD, did not grant a building setback, therefore the current building was not encroaching into a building setback.
3. Future Development: All future development within this proposed plat will be subject to the 20 foot building setback.
4. Physical Location: The building setback encroachment does not interfere with road maintenance or sight distance. The current building is 25 feet from the drivable surface of Bunno Road and 90 feet from the

intersection of Adkins Road.

5. Safety: The building setback encroachment does not create any type of safety hazard.

Staff Discussion:

20.30.240. - Building setbacks.

A. A minimum 20-foot building setback shall be required for dedicated rights-of-way in subdivisions located outside incorporated cities.

Findings.

6. Bunno Road is currently borough-maintained.
7. The KPB Roads Department has reviewed the plat and noted no concerns.
8. The structure was constructed in 1982.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee (or Commission, as applicable) select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under KPB Title 20, the Committee may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in writing and presented to the Committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The Committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown
Findings 1-2, 6 and 8 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1-2 and 8 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 3-4 and 7 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date. Additionally, depict the dimensions of the structure and the extent of its encroachment into the building setback on the final plat.

B. KPB 20.40.040(A) Conventional Onsite Soil Absorption Systems

Surveyor's Discussion: The petitioner is requesting an exception from KPB 20.40.040(A), to not provide a soils report prepared by a registered engineer. Given the existing engineered septic system, documented suitable soils, favorable topography, and adequate lot size, the requirement for an additional soils report prepared by an engineer is unnecessary. The petitioner respectfully requests approval of this exception.

The Surveyor/Applicant has submitted the following proposed Findings in support of the exception request.

1. Existing System: Lot 4A contains a registered, engineered septic system on file with the Alaska Department of Environmental Conservation (ADEC).

2. Soil Suitability: ADEC documentation of septic system construction indicates adequate and suitable soil conditions for future onsite wastewater disposal systems.
3. Topography: Lot 4A is relatively flat, providing sufficient area for installation and operation of future septic systems.
4. Lot Size: Lot 4A exceeds the minimum lot size requirement of 20,000 square feet per KPB code, ensuring sufficient area for both existing and potential future septic systems.

Staff Discussion:

Findings.

5. Proposed Tract 4A is 108,900 square feet.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee (or Commission, as applicable) select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under KPB Title 20, the Committee may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in writing and presented to the Committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The Committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown
Findings 1-5 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1-5 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 1-4 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

- **GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND**
- **COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND**
- **COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.**

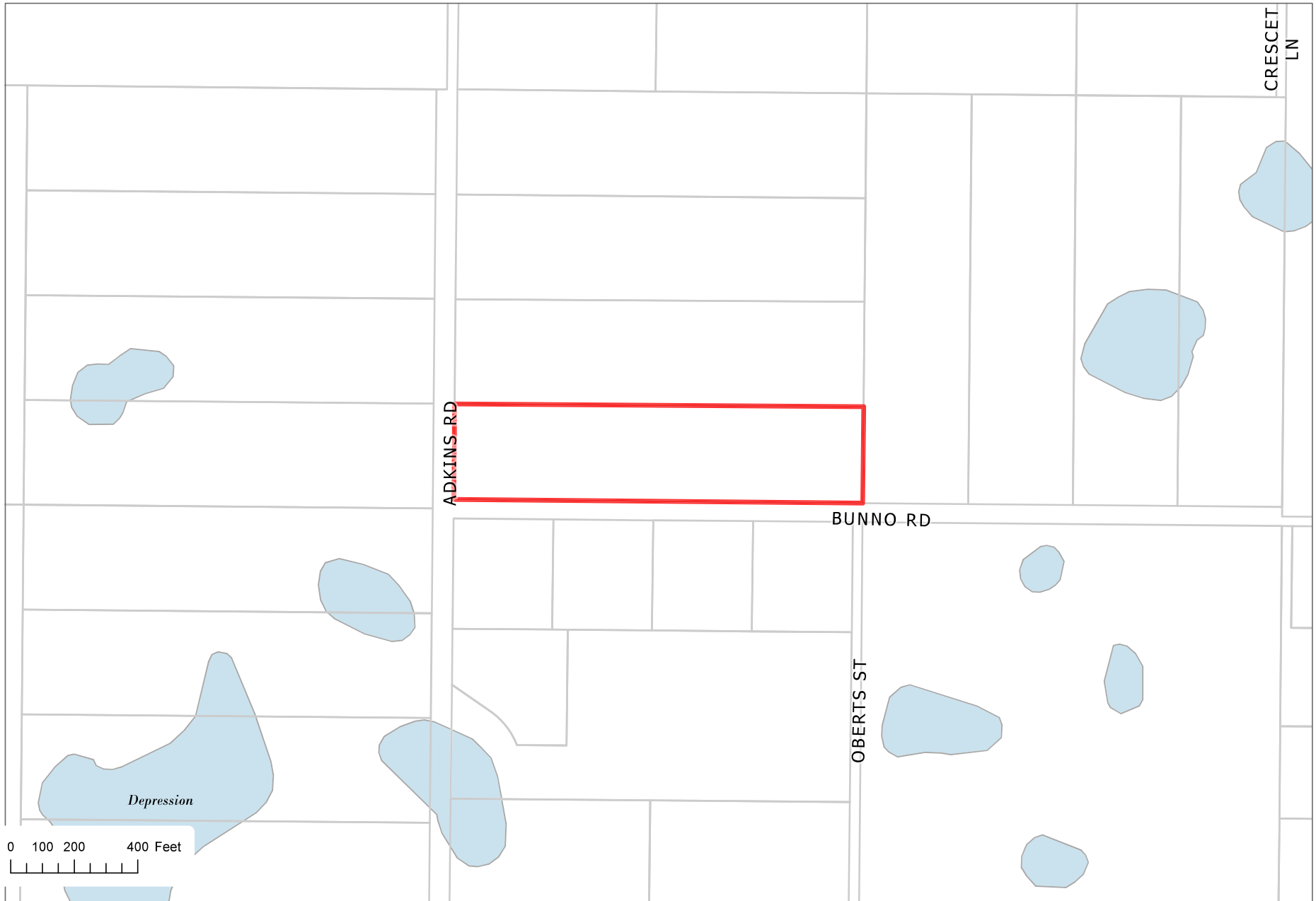
NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

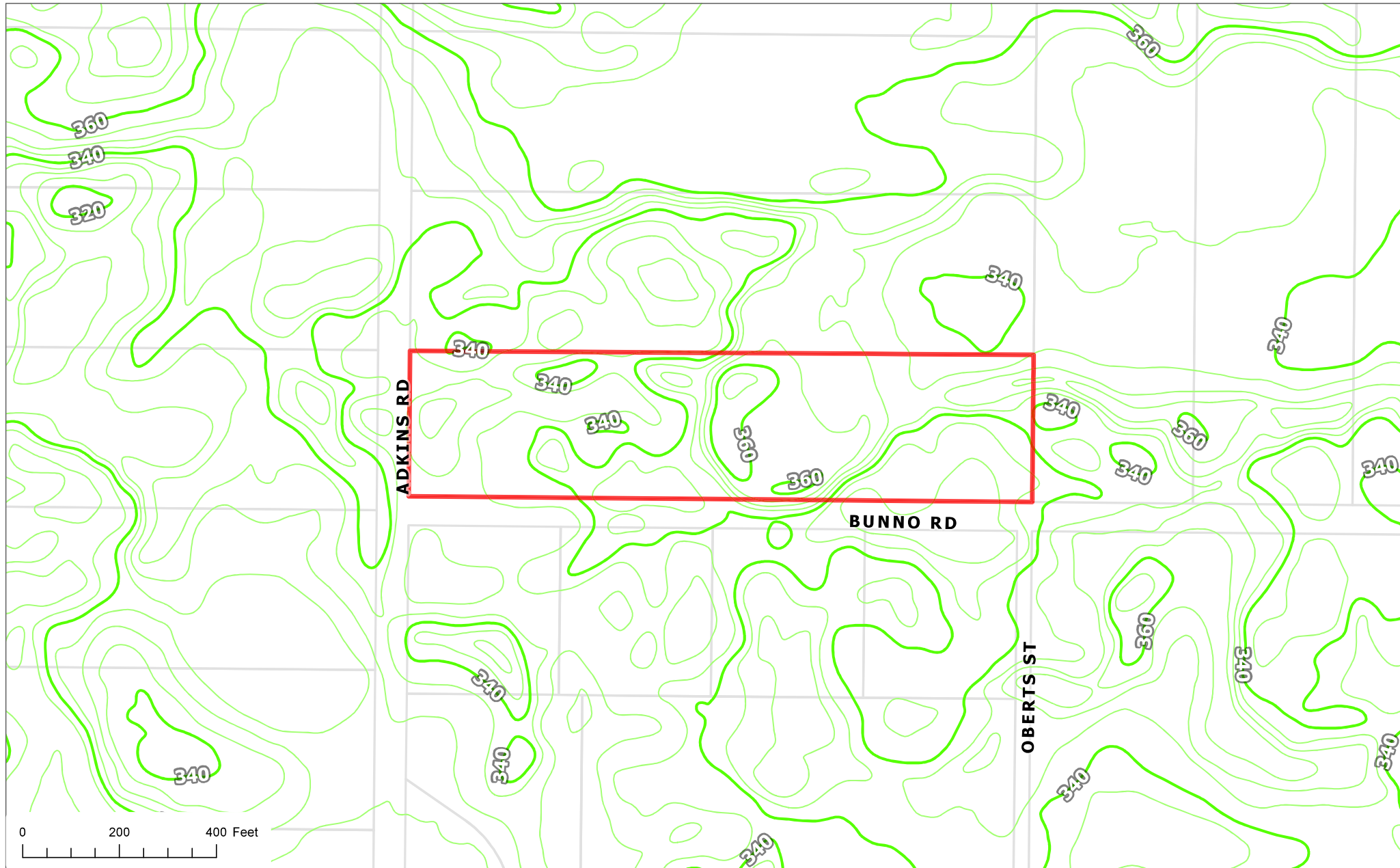
A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

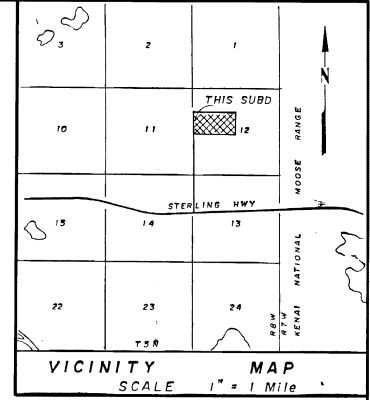
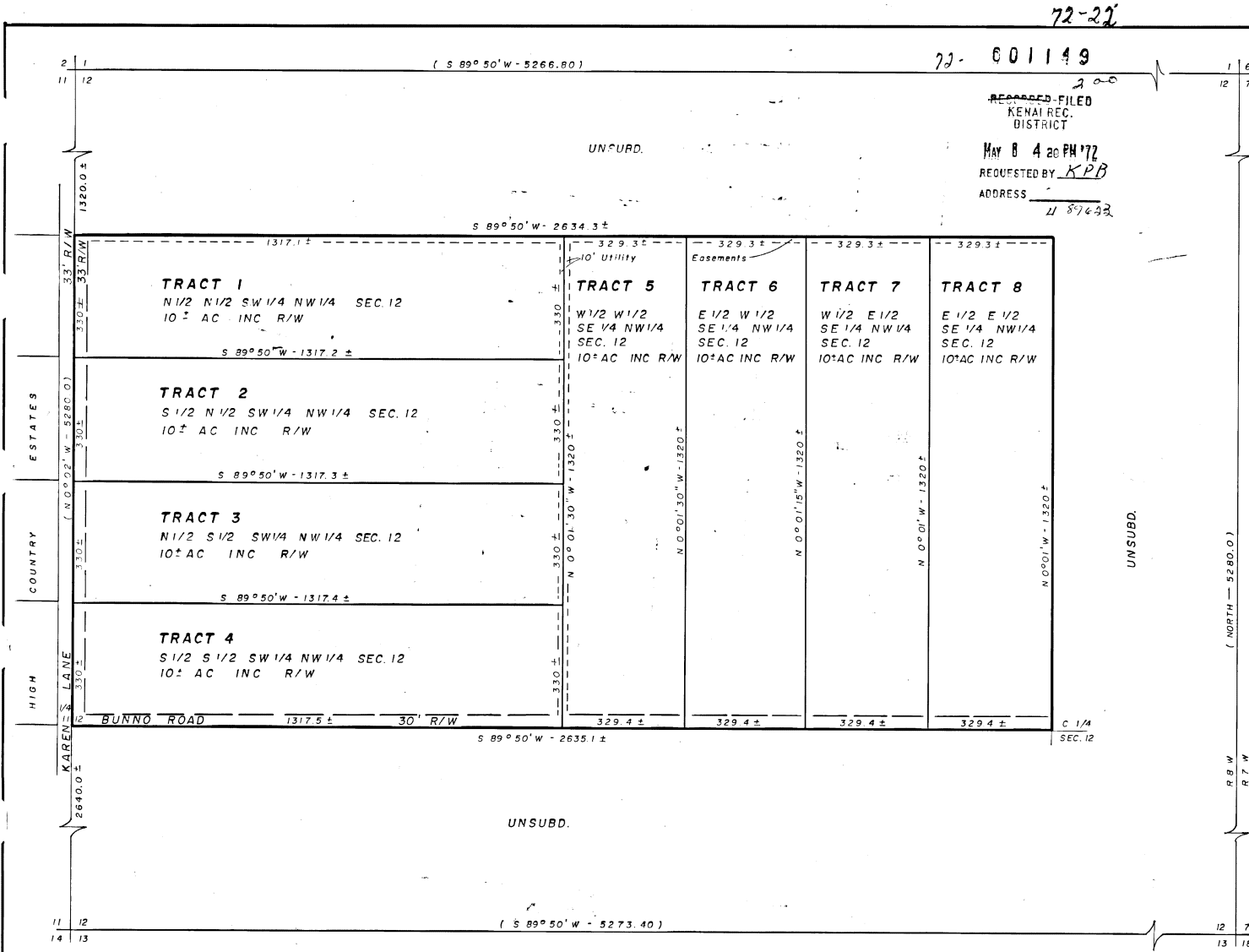
END OF STAFF REPORT





The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





NOTES.

This is a paper plat of the S 1/2 NW 1/4 OF Section 12 divided into aliquot parts of 10 acres each.

All bearings and distances refer to the G.L.O. datum as shown on the official township plat. ()



CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF SAID PROPERTY, AND REQUEST THE APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADWAYS AND OR STREETS DEDICATED BY US FOR PUBLIC USE.

DATE 5-5-72 David H. Keating
Suzette M. Keating

NOTARY'S ACKNOWLEDGEMENT:

SUBSCRIBED AND SWORN BEFORE ME THIS 5 DAY OF May, 1972.

MY COMMISSION EXPIRES 11.8.1975 William H. Johnson

PLAT APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION

THIS 20th DAY OF MARCH, 1972.

George A. Norman

DATE 4-7-72 E. J. Burns
Grace Bunno

NOTARY'S ACKNOWLEDGEMENT:

SUBSCRIBED AND SWORN BEFORE ME THIS 7 DAY OF April, 1972.

MY COMMISSION EXPIRES Nov 23, 1974 M. L. Hemm

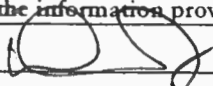
KELLY ACRES SUBDIVISION Dave & Suzette Keating - Box 1026 Soldotna, Ak E. J. & Grace Bunno - 206 Bafanridge Dr. Hot Springs, Ark. 71901 — owners — DESCRIPTION S 1/2 NW 1/4 SEC. 12 T5N R8W S.M., AK, CONTAINING 80± AC. IN THE KENAI PENINSULA BOROUGH. Prepared by - S.S. McLANE, R.L.S.	
DATE Feb. 28, 1972	SCALE 1" = 200'

RECEIVED AUG 12 2019 ADEC Kenai Area Office	State of Alaska Department of Environmental Conservation Documentation of Construction	Processed by: REP Date: 9-20-19 SEPTS Key #:
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Part I. General Information

Legal Description	Kelly Acres Sub Tract 4	PAN or Tax ID#: 06507036
Street Address	28968 Bunno	City (or nearest community): Sterling
Coordinates	Latitude:	Longitude: Datum: <select one>
Installer Name, Email, & Phone #	Dan Zimmerman P.O. Box 1260 Sterling AK 99672 danzimmerman123@gmail.com 907-252-7878	

Part II. Wastewater Disposal System

Facility Served	☒ Private Residence - # of buildings: 1		☐ Multi-family - # of Units:		Total # Bedrooms: 2	
	☐ Small Commercial Facility (< 500 gpd)		☐ <i>show design flow calculations in Comments section below</i>		Total Design Flow (gpd):	
☐ New System ☒ Repair/Replace Existing (state new components installed and decommissioning/inspection results of existing components): Decommissioned old tank and leach field. Installed new tank and new leach field						
System Installed By: ☒ Certified Installer ☐ Approved Homeowner ☐ Registered Engineer/Supervision or Inspection by Registered Engineer			Notification Date: 8-8-19 Date Installed: 8-8-19			
Septic Tank	Capacity (gal): 1000	# of Compartments: 2	Material: Steel	Manufacturer: Greer		
Lift Station	Manufacturer:	Pump (make/model):		Alarms: ☐ Yes ☐ No		
Type of Field	☒ Deep Trench ☐ Shallow Trench ☐ Leach Pit ☐ Bed ☐ 5-Wide					
Soils - Visual and Perc Test	Classification: SP Application Rate (sq. ft./bedroom): 175 Percolation Rate (min/inch): Attach percolation test results or other soils report sealed by registered professional engineer as applicable.					
Soil Absorption System Details	Length (ft): 35	Width (ft): 2	Rock Depth: 5	Effective Area (sq ft): 350		
	Rock Grade:	Graveless Media: # Units:	Unit Area:	Manufacturer:		
Freeze Protection	Septic Tank		Absorption Area		Sewer Lines	
	Soil Cover (feet): 4		5'		4'	
	Insulation (inches):					
Cleanout Pipes	# Cleanout(s): 1	# Septic Tank Vents: 2	# Leach Field Monitor Tubes: 1			
Vertical Separation Distance from Bottom of Soil Absorption System to: Groundwater 6' + Impermeable Soils 6' +						
Horizontal Separation Distances measured from nearest edge to nearest edge	list distances to all nearest:	Private Well	Public Well	Waterline	Surface Water	Property Line
	Septic Tank	102'	200' +	200' +	200' +	60'
	Soil Absorption System	120'	200' +	200' +	200' +	30'
	Lift Station	N/A				
	Sewer Line(s)	80'	200' +	200' +		
Horizontal Separation Distance from Soil Absorption System to Slope exceeding 25%: 100' +						
Comments/Criteria used to size commercial facility (state type of facility, # people, gpd/person, etc.):						
I certify that the information provided in Parts I, II, III and IV is correct:						
Signature 		Printed Name Dan Zimmerman				
Title or Certification No. 1853		Date 8-8-19				
NOTE: Certified Installers or Approved Homeowners must sign and date. Professional Engineers must seal, sign, and date.						

Legal Description:

tract 4
Kelly Acres Sub

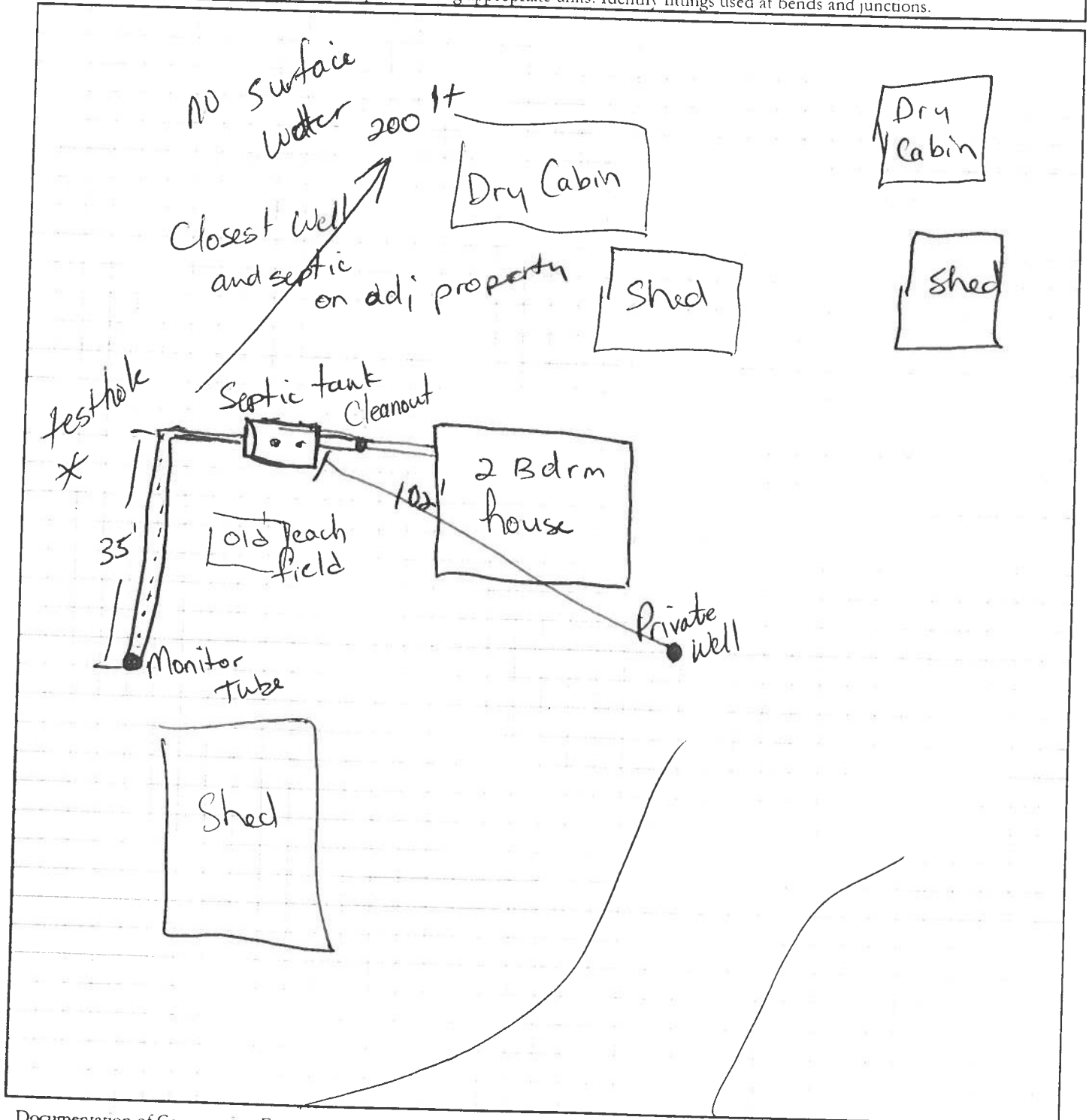
Street Address:

28968 Bunno

Part III. Plan View Diagram

Instructions for Diagram: (use space below or attach additional pages as necessary; engineers may attach separate sealed drawings)

- In a PLAN VIEW, identify and label all of the following: ☒ On Lot Drinking Water Source ☒ Waterline(s) ☒ Surface Water ☒ Septic Tank ☒ Soil Absorption System ☒ Fuel Tank(s) (identify above or below ground and size) ☒ Property Line(s) ☒ Testhole ☒ All Sewer Lines and Perforated Pipe ☒ All Cleanouts and Monitor Tubes ☒ All Structures ☒ Slopes >25% and >10 feet in height ☒ Closest Well on Adjacent Properties (identify classification) ☒ Closest Septic Tank and Soil Absorption System on Adjacent Properties
- In the PLAN VIEW, label the horizontal separation distances, to the nearest half foot, between well(s), water lines, and surface water high water boundary to all potential sources of contamination listed above in accordance with Section 40.06 Typical Site Plan in the Onsite Wastewater System Installation Manual. Label separation distance between soil absorption system and slopes exceeding 25%. Label the size of each septic system component using appropriate units. Identify fittings used at bends and junctions.



Legal Description: Kelly Acres Sub Tract 4

Street Address: 28968 Bunno

Part IV. System Cross Section Diagram and Testhole Log

Instructions for Diagram: (use space below or attach additional sheets as necessary; engineers may attach separate scaled record drawings)

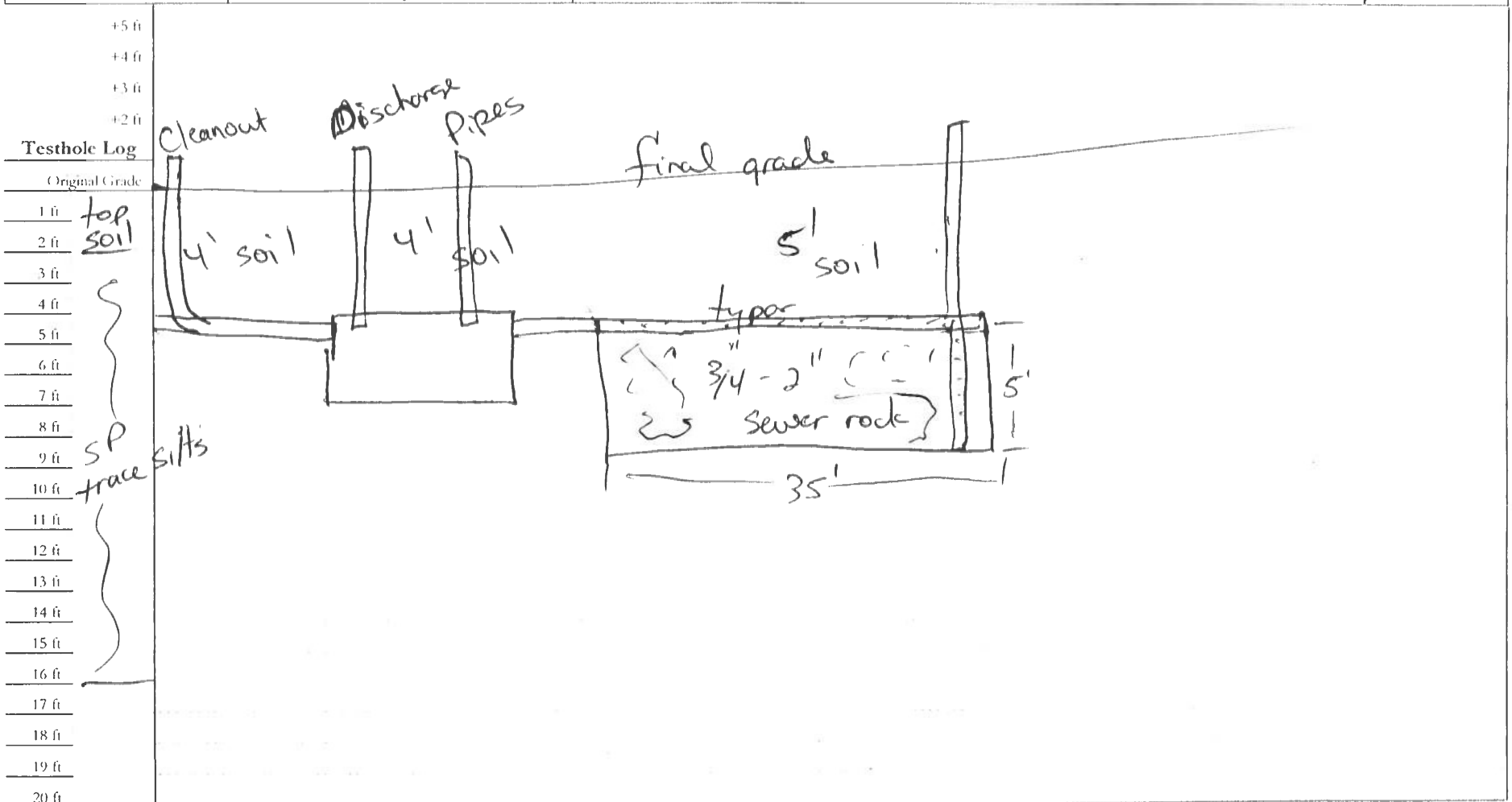
- In a CROSS SECTION VIEW of the entire septic system (from foundation cleanout to disposal field), identify and label the following: ☒ Original Grade (major grade changes) ☒ Final Grade ☒ Filter Fabric ☒ Cleanouts and Monitor Tubes ☒ Soil Cover and Insulation ☒ Sewer Lines ☒ Septic Tank(s) ☒ Lift Station/Sump ☒ Soil Absorption System
- In the CROSS SECTION VIEW, the system drawing should be vertically to scale and correspond to the depth indicated by the testhole log. Label the depth of gravel and sand liners, if applicable, in soil absorption system. Show slopes and drops of sewer lines. Indicate soil(s) type, groundwater, and impermeable soils encountered in testhole.

Testhole Inspected by: Dan Zimmerman

Groundwater/Seeps: ☐ Yes ☒ No At (feet below original grade): 16'

Date: 8-8-19 Testhole Depth: 16'

Impermeable Soil (Clay/Bedrock/Permafrost) ☐ Yes ☒ No At (feet below original grade): 16'





KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 10/14/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one tract into two tracts.

KPB File No. 2025-159

Petitioner(s) / Land Owner(s): Clint Russell Radtke and Janeace Lynn Radtke of Sterling, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, November 17, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

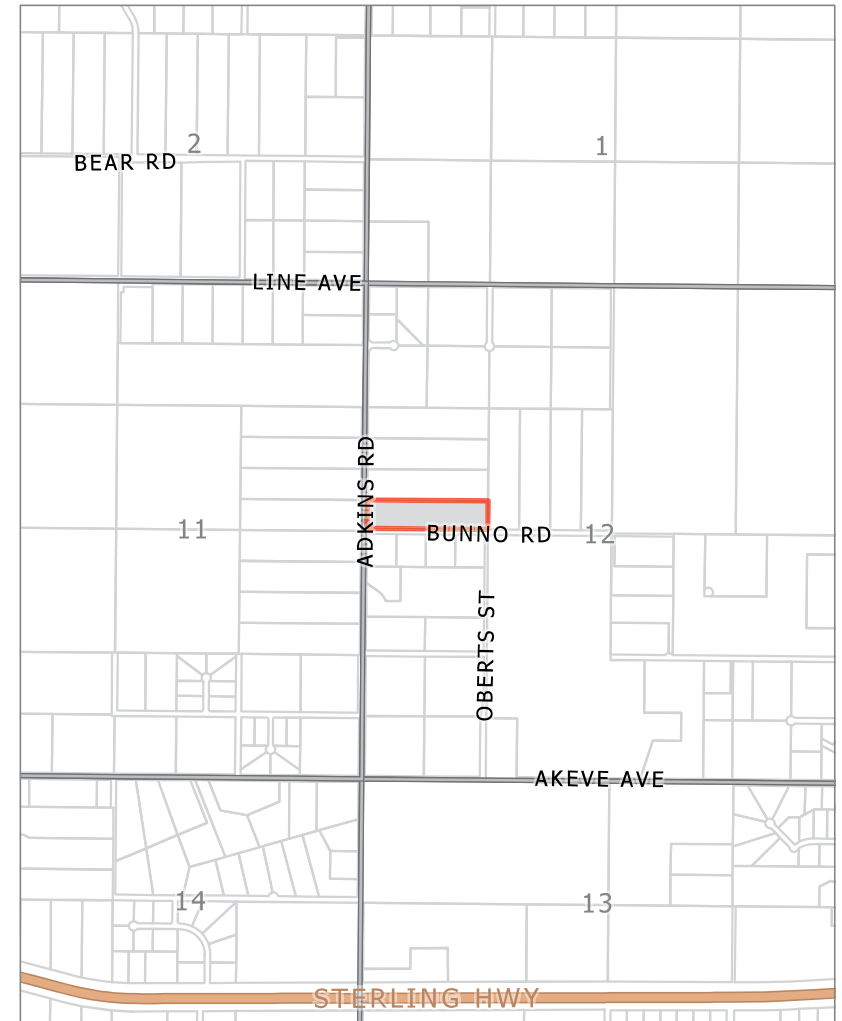
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, November 14, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

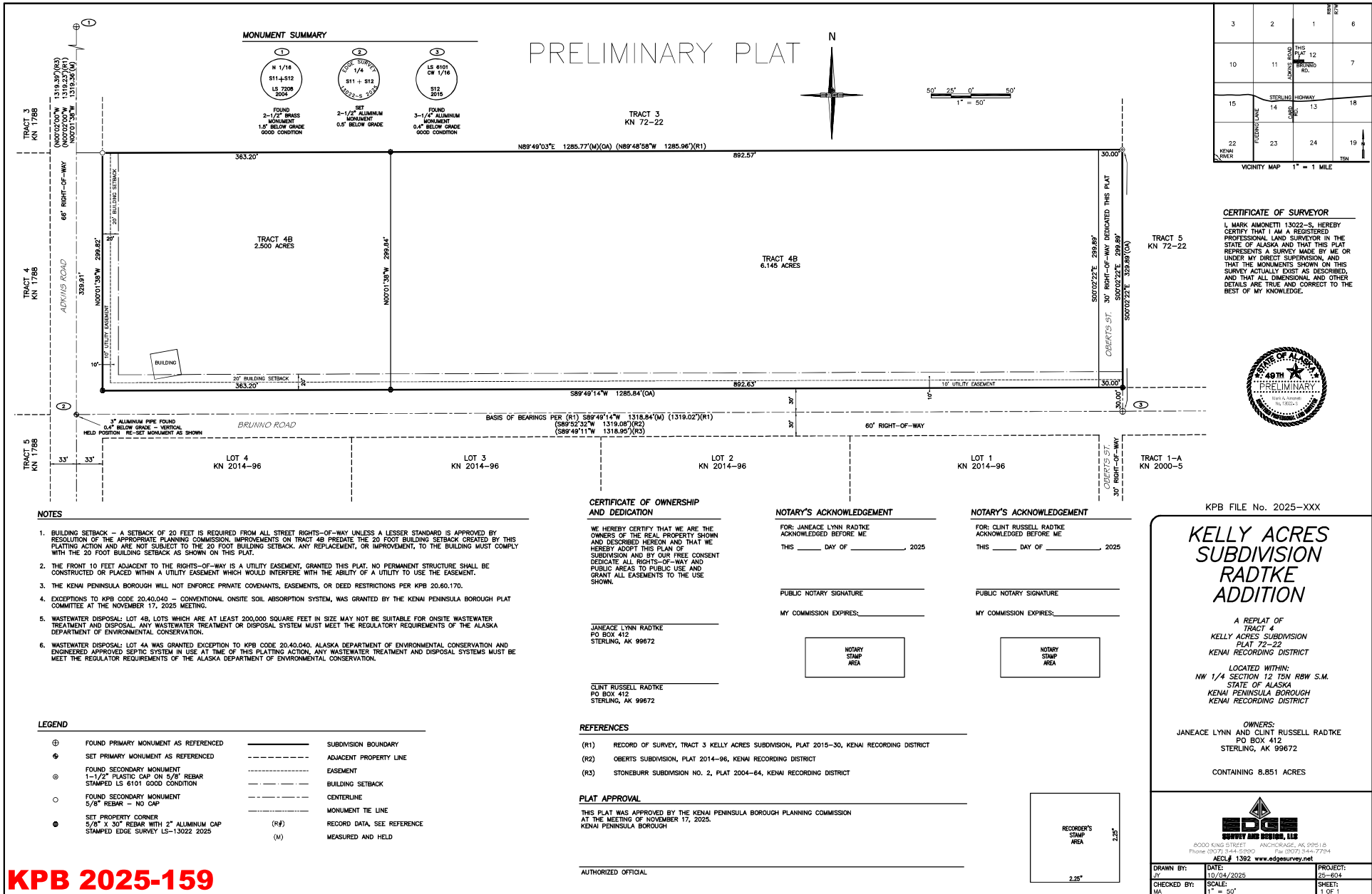
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 10/27/2025



KPB File 2025-159
T 05N R08W SEC12
Sterling



KPB 2025-159